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Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Andrew

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land east of Monahan Way, Carterton

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which your site has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely




Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Land East of Monahan Way, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)	119	103	103	103	103	0	0	0	0	0	0	0	0	0	0

Bloor Commentary:

Our current delivery rate to date has been approximately 100 dwellings per annum.

Our forecast completions for 1st April 2022 to 31st March 2023 total 119 dwellings.

The current outline planning permission for the site is for 700 dwellings. Bloor will shortly be submitting a planning application for a further 100 dwellings approximately.

Whilst inevitably there will be some uncertainty as to economic and market conditions going forwards, currently, and assuming we obtain planning permission for the additional 100 dwellings, it is reasonable to forecast the delivery of a further 100 (approx.) dwellings per annum over the four years from 1st April 2023, with site completion by mid-2027.

Chris Wood

From: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Sent: 07 September 2022 19:40
To: Chris Hargraves
Subject: RE: Letter to MOD re REEMA North

Chris,

In response to your email and letter, our anticipated programme for the development of Service Families Accommodation and private housing on the REEMA North site generates the numbers set out in the table below, although as you recognise these numbers are subject to planning (and other issues):

Anticipated development trajectory – REEMA North, Carterton

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033
Number of anticipated housing completions (per annum)				100	175						

I hope that helps,

Jon Wooden BSc MBA MCMI MAPM MRICS

Deputy Head Estates (Accommodation Optimisation), Defence Infrastructure Organisation

Army Headquarters | IDL 412 | 2nd Floor | Ramillies Building | Marlborough Lines | Monxton Road | Andover | Hants | SP11 8HJ

Mobile: 07769 648837 | MOD telephone: 94391 3437 | Telephone: 01264 383437 | Email: Role Mailbox: DIOEstates-AODH@mod.gov.uk | Personal Mailbox: Jonathan.Wooden426@mod.gov.uk

From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Sent: 31 August 2022 12:24
To: Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>
Subject: Letter to MOD re REEMA North

Dear Jonathan

I hope you are well. Please find attached a letter in relation to the REEMA North site at Carterton in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Chris Wood

From: Annette Simpkins <[REDACTED]>
Sent: 02 September 2022 12:33
To: Chris Hargraves
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. We have considered the options and would like to retain the land as an allocated housing site, please, as we may want to bring it forward for development sometime in the future.

Many thanks.

Yours sincerely,

Annette Simpkins

Sent from my iPad

On 1 Sep 2022, at 17:56, Chris Hargraves <Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

Many thanks for your email. It is very helpful to understand your position. We are about to review our local plan and I wonder if we should look at 'de-allocating' the site if you have no interest in bringing it forward for development.

Perhaps you could let me know if this is something you would like us to further consider or whether you would like to retain it as an allocated housing site to provide some more flexibility in the longer term should your position change?

Kind regards

Chris

From: Annette Simpkins <[REDACTED]>
Sent: 31 August 2022 16:54
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. Our position hasn't changed since last September. We will not be considering the land for development before 2027.

To be honest, Long Hanborough has had 3 developments to absorb in very quick succession, together with the small development currently under construction on the old Oliver's Garage site - another 24 homes. Our local infrastructure is at breaking point and we strongly feel that, in all fairness, we cannot be responsible for further development in the village.

We hope you understand our position.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 31 Aug 2022, at 13:16, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I write by way of follow up to my previous email of September last year. I appreciate that you said you would get in touch with us should your position change, but as we are about to update our housing land supply position statement, I thought it would be sensible just to quickly contact you to see if there was any movement regarding the potential release of this site for development.

Our new position statement will cover the 5-year period 2022 – 2027 and will essentially set out how many new homes we anticipate being delivered for particular sites over that timescale.

As such, if you could just provide a further brief update that would be very helpful.

Kind regards

Chris Hargraves

Planning Policy Manager

From: Annette Simpkins <[REDACTED]>
Sent: 24 September 2021 08:01
To: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>
Subject: Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. The field in question is currently being farmed by a neighbouring farmer, and we intend that this will continue for the foreseeable future.

Thank you for your interest - we will contact you if our position changes.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 23 Sep 2021, at 14:04, Chris Hargraves
<Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

I hope this email finds you well. You will recall from previous correspondence (below) that my colleague Deborah Wyatt contacted you last year regarding land at Myrtle Farm and whether there was any interest in bringing the site forward for development.

As it has been some time since this last exchange, I thought I would seek a further update from you to see if the position remains the same.

As part of its commitment to tackling the climate emergency, the District Council is looking for flagship schemes to demonstrate best practice in terms of building fabric efficiency and the use of renewable energy and I thought this site could be a potential candidate.

We are also about to embark on a review of our local plan and as part of that process will need to consider those sites which are already allocated for development and whether they are realistically likely to come forward or not.

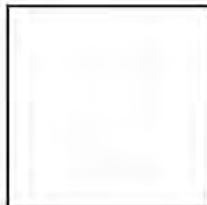
As such, if you do have time to give me a very brief update on your thoughts regarding the site, it would be very much appreciated.

Many thanks in anticipation.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council

Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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-----Original Message-----

From: Annette Simpkins

[REDACTED]

Sent: 23 June 2020 15:43

To: Deborah Wyatt

Subject: Land at Myrtle Farm, Long Hanborough

Thank you for your letter of 18th June regarding the development of land at Myrtle Farm, Long Hanborough.

My brother and I have also had numerous requests from private developers to sell the land, but we have decided, for the foreseeable future, to leave it as an agricultural field.

As you will know, our village has had to absorb three large housing estates along with smaller developments, and the amenities in the village are already heavily overburdened. (We have a brand new larger doctors' surgery being built but with no guarantee of additional doctors.) We cannot, in good conscience, add to this state of affairs.

If we have a change of mind in the future, and land is still required for housing, we will get back in touch with you.

Yours sincerely

Annette Simpkins

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Chris Wood

From: Jeremy Flawn [REDACTED]
Sent: 07 October 2022 15:28
To: Chris Hargraves
Cc: Charles Maxlow-Tomlinson
Subject: West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the East Chipping Norton SDA
Attachments: Land E Chipping Norton Trajectory October 22.doc

Dear Chris,

Please find attached trajectory information for the land to the north of London Road Chipping Norton as requested. This concerns the OCC land north of London Road only.

Please do not hesitate to contact me if you have any questions concerning the attached or the assumptions behind the figures.

Best regards,

Jeremy

Jeremy Flawn
Partner – Bluestone Planning

M: [REDACTED]

B P
Bluestone Planning  

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Anticipated development trajectory – East Chipping Norton SDA – LAND NORTH OF LONDON ROAD ONLY

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			70	100	65										

Additional notes (please set out here any further information in support of the above assumptions)

A. Timescales:

- | | |
|---|----------------|
| 1. Updates to surveys | Oct – Dec 2022 |
| 2. Pre-application engagement and consultations | Nov – Jan 2023 |
| 3. Submission of application | Mar 2023 |
| 4. Resolution to grant outline pp | Jul 2023 |
| 5. S106 / 30 / 278 negotiations | Jul – Sep 2023 |
| 6. Decision issued | Sep 2023 |
| 7. Sale of site | Jan 2024 |
| 8. Reserved matters submissions | Feb 2024 |
| 9. Conditions discharged | Jun 2024 |
| 10. Start on site | Jul 2024 |

B. Assumes 2 outlets operating at max 50 completions / yr / outlet. If affordable units are delivered separately by a RP then the overall rate of completions / yr may increase.

C. Based on 235 units capacity.

BP6

Site Details			
Site address:	Houghton Regis North Site 1 (HRN1) (Linmere)		
Site reference:	HT057	Application reference:	CB/12/03613/OUT CB/24/01505/RM CB/23/03987/RM
Major/Minor:	Major	Permission type:	Outline

Trajectory			
Total units:	3,230	Units in 5 year supply:	657

Year ¹	2024/25	2025/26	2026/27	2027/28	2028/29
Units	0	20	100	269	268

Deliverability Information	
Available now?	Houghton Regis Site 1 is a strategic scale commitment. Development is underway and homes are occupied. The delivery information under ref: HT057 in the Trajectory relates to; Phase 1 - local centre, Phase 1 - parcel 5, Phase 3b and Phase 4 The site is available now. The land has been cleared and parcels on Phase 1 have already been provided with road access and utility connections. This enables the swift delivery of housing units. At the time the S106 agreement was signed, the entire area of the HRN1 application was owned by a consortium of land owners with the intention of developing the site as a strategic mixed use urban extension. The members of the consortium included: • Friends Life Limited (Aviva) • Landmatch Limited • St Albans Diocesan Property Company Ltd • Lands Improvement Holdings (Houghton Regis) • S.A.R.L • 10 other private landowners. The land is being steadily sold off by the consortium to house builders.

¹ 1 April – 31 March

Suitable location for development now?	Suitability is demonstrated by the site's identification as a strategic commitment in the Local Plan and its outline planning approval. Work on the wider strategic commitment is well underway at HRN1 with 503 dwellings completed and 280 under construction at 31.03.2024.	
	Planning status:	• The site is a Strategic Commitment in the Local Plan, Policy SC1. • Outline approval for 5,150 dwellings • Phase 1 parcel 5 – RM application for 189 dwellings submitted by Dandara NHC (housebuilder) • Phase 1 Local Centre – RM application for 52 dwellings submitted by Brickhill Homes Ltd (housebuilder)
	Planning progress:	Planning progress on the wider HRN1 site is as follows: • HT057a CB/20/00449/RM: Approved 29.06.2020 257 dwellings complete, 49 under construction (March 2024) • HT057b CB/20/00388/RM: Approved 03.07.2020 132 complete, 21 under construction (March 2024) • HT057c CB/21/02108/RM: Approved 14.10.2021 114 dwellings complete and 40 under construction (March 2024) • HT057d CB/21/04768/RM: Approved 25.05.2023 70 dwellings under construction (March 2024) • HT057e CB/21/05552/RM: Approved 02.08.2023 100 dwellings under construction (March 2024) • HT057g CB/23/01706/RM: Approved 21.09.2023 • HT057f CB/23/00066/RM: Approved 25.02.2024 The delivery information under ref: HT057 in the Trajectory relates to; Phase 1 - local centre, Phase 1 - parcel 5, Phase 1 self build, Phase 3b and Phase 4. The

		planning progress on these remaining parcels is as follows: CB/12/03613/OUT: Approved 02.06.2014 CB/23/03987/RM: Received 12.12.2023 CB/24/01505/RM: Received 22.05.2024 Phase 1 Local Centre - CB/23/03987/RM: this application is for the Local Centre at Phase 1 and will include 52 dwellings. It was registered on 12.12.2023. All that remains is for the unilateral undertaking to be completed. It is expected to be determined within the coming weeks. Brickhill Homes will be delivering this scheme. They have also delivered the Local Centre on Houghton Regis Site 2 (HRN2) so have a proven track record of this type of development in the immediate vicinity. Phase 1, Parcel 5 - CB/24/01505/RM: This application is for 189 dwellings at Phase 1 Parcel 5 and was registered on 22.05.2024. The application is valid and is currently out to consultation and has been subject to pre-application discussions. A decision is anticipated for August/September 2024. This proposal is subject to a PPA with Dandara Northern Home Counties. The timescales denoted within the PPA have slipped by approximately 12 weeks. This however does not impact on the expectation that the site will be fully completed within the five-year supply period. Dandara's application, details that they will be using Modern Methods of Construction (MMC) across the site which will result in a reduced construction time. This further reinforces the deliverability of the scheme. Phase 1 self & custom build - There will be approximately 40 dwellings delivered through self & custom build on Phase 1. TOWN have been selected as the preferred bidder and have a proven track record for delivering such developments.
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		Phase 3b • Phase 3 Area Design Code is approved, and Phase 3a has commenced construction. • Phase 3B (southern half of Phase 3) – AIA application currently with CBC for consideration. Once this is approved (anticipated Summer 2024) further road infrastructure will be delivered. At the current time, Dandara are not delivering on any other site at Houghton Regis North. Phase 4 • Phase 4 – Area Masterplan Approved. AIA application approved for the main road infrastructure, landscaping, ground level works and archaeology. The AIA approval and delivery will unlock the sale / future development of various residential parcels across Phase 4 (and would only leave Phases 5 and 6 with no current active work on site). • Phase 4 – Design Code submission is with CBC and revisions to the application have been received in response to consultee comments. Expected approval July 2024 (this will tie in with opening up the residential parcels in Phase 4 as mentioned above). • Progress across HRN1 is demonstrated on the annotated aerial photograph accompanying this proforma.
	Site assessment work:	Site assessment work and strategies for the Outline application include the following: • Site wide design code • Site wide masterplan • Geophysical survey • Archaeological field evaluation • Health impact assessment • Travel plan • Infrastructure impact assessment • Framework travel plan • Green infrastructure strategy • Retail impact assessment • Transport assessment • Noise assessments • Nitrogen dioxide plan • Hedgerow survey • Wildlife surveys

		• Lighting reports • Foul water drainage strategy • Site wide open space and sport provision plan • Access and movement plan • Residential self build strategy
	Other information:	Lead in times for other sites on HRN1 (see below) Annual housing delivery at Houghton Regis North (see below). The consortium have informed the Council that phases 3b and 4 are being marketed now and that they have had interest from several house builders.
Assessment:	This site is suitable for development and is available now. The planning progress shows that there has been a stream of planning applications submitted and approved since 2020 which was only temporarily halted by the Chilterns Beechwoods moratorium. The next two RM applications for 52 and 189 dwellings are anticipated to be determined in Summer 2024. Other sites on HRN1 have taken an average of 10 months from the date of RM approval to the first completions. Delivery rates across the wider area are also consistently high. Dandara's application details that they will be using Modern Methods of Construction (MMC) across the site which will result in a reduced construction time. There is therefore a realistic prospect that these two parcels will fully complete within the five-year supply period. This is a phased strategic site. As such, there are large parts of it that do not yet benefit from RM approval. It is however clear from the work already being done for Phase 3B and 4 that there is a substantial amount of momentum on this site. It is therefore realistic to include these phases within the five-year supply as confirmed by the developer consortium. This is further supported by the current planning status, progression towards submission of an application, progression with the site assessment work and relevant information on delivery that is available. Annual delivery rate information collected by monitoring officers for other parcels at Houghton Regis North, demonstrate that annual completions in excess of 100 can be achieved by a single national bulk developer within the area. There is realistic prospect of housing delivery on site within five years as assessed above.	
Cross - references:	Occupations profile provided by the developer consortium in June 2024. PPA for Phase 1 Parcel 5 Lead in time evidence (see below) Delivery rate evidence (see below)	

	Aerial photographs of Local Centre site and Phase 1 parcel 5 (see below) Annotated aerial photograph showing the extent and progress of the HRN1 and HRN2 developments (see below)
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Lead in times on Houghton Regis North 1 from the date of RM approval

	RM submitted	RM approved	First completions recorded	Time from submission to first completions (months)	Time from approval to first completions (months)
20/00449	07/02/2020	29/06/2020	30/06/2021	16	12
20/00288	04/02/2020	03/07/2020	31/03/2021	13	8
21/02108	10/05/2021	14/10/2021	30/09/2022	16	11
Average				15	10

Annual housing delivery at Houghton Regis North sites 1 & 2

App. number	Address	No. dwellings	19/20	20/21	21/22	22/23	23/24	House builder
HRN Site 1								
20/00449	North of Houghton Regis (Site 1) (Area 1, Parcel 2)	306	0	0	57	81	119	Barratt David Wilson
20/00388	North of Houghton Regis (Site 1) (Area 1, Parcel 3)	153	0	5	65	62	0	Bellway
21/02108	North of Houghton Regis (Site 1) (Area 1, Parcel 1)	154	0	0	0	35	79	Bellway
HRN Site 2								
18/00811	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 1, Thorn Road	97	46	33	18	0	0	Linden Homes
18/03530	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcels 3 & 4 (Phases 7, 7a & 7b) Land at Thorn Road,	264	25	135	69	35	0	Bellway
19/00883	North of Houghton Regis (Site 2 - Land West of Bidwell) Land to West of Houghton Regis, Watling Street (Parcel 7)	255	0	116	104	35	0	Countryside Properties
19/03232	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 5a & 5b	336	0	0	0	106	107	Countryside Properties

19/01218	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcels 6A and 6B	625	0	54	125	122	149	Taylor Wimpey
20/00348	North of Houghton Regis (Site 2 - Land West of Bidwell) Land West of Houghton Regis	160	0	0	13	22	68	Abbey Homes
20/00626	North of Houghton Regis (Site 2 - Land West of Bidwell) Parcel 1, Bedford Road	109	0	0	11	29	69s	Storey Development



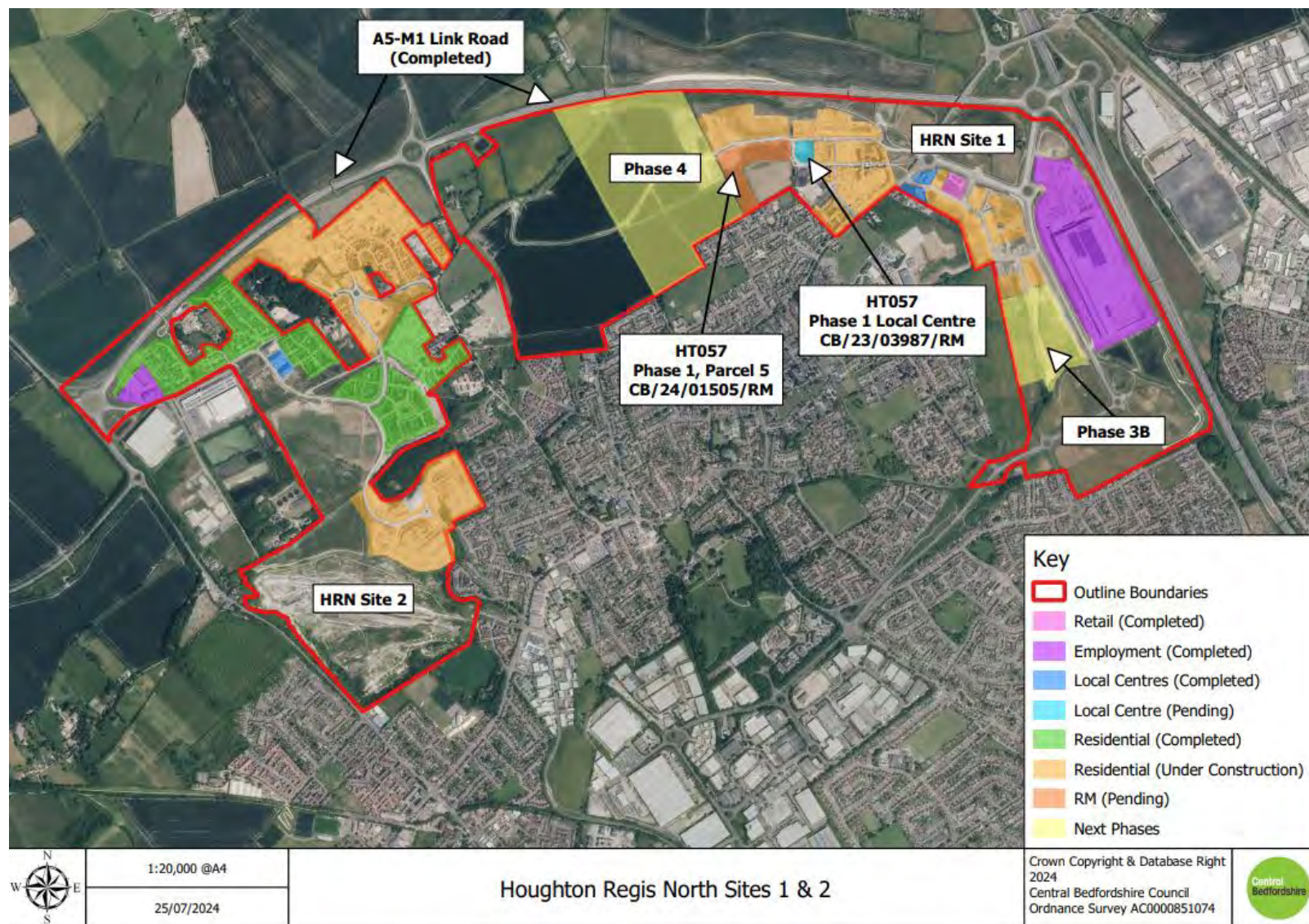
Aerial photograph showing the Phase 1 Local Centre site to be developed by Brickhill Homes.

Source: Microsoft Bing 2024



Aerial photograph showing the Phase 1, Parcel 5 site to be developed by Dandara.

Source: Microsoft Bing 2024



Annotated aerial photograph showing the extent of the HRN1 & HRN2 development sites and the progress to date.



PLANNING PERFORMANCE

AGREEMENT

(LEVEL 1)

DEVELOPER: Dandara Northern Home Counties

LAND PROMOTER: Land Improvement Holdings Ltd

SITE: Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

DEVELOPMENT: Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations.

PPA No.: CB/23/03996/PPA

PLANNING PERFORMANCE AGREEMENT –

LEVEL 1 TEMPLATE

1. Project Description & Parties

Project Description	<i>The submission of a Reserved Matters Application (RMA) for 189 units on parcel 5 and discharge of conditions 3 and 4 (post permission approval in accordance with the outline planning permission CB/12/03613.OUT) and the submission of matters to discharge conditions; 8,20, 25, 26 29 and 32</i>
Site Address/Location	<i>Houghton Regis North Site 1, Land on the northern edge of Houghton Regis</i>
Local Authority	Central Bedfordshire Council
Developer(s)/ Promoter	<i>Dandara Northern Home Counties</i>

2. Project Vision

To provide a development that displays high quality architecture in line with the approved Site Wide and Area Design Codes.

To provide a deliverable development of 189 dwellings at Phase 1, Parcel 5 of the Linnere development that complies with the Site Wide and Area Masterplans having due regard to identifiable site constraints.

3. Objectives of the Planning Performance Agreement

1. To establish a shared commitment to an agreed timetable for submission and determination of the RMA (or other pre-commencement conditions) as a priority scheme;
2. To extend this commitment to determining submissions of details pursuant to conditions where relevant;
3. To set out the appropriate level of engagement with any relevant stakeholders;
4. To identify determining issues with technical consultees and agree steps to resolve them wherever possible; and
5. To promote high quality design in accordance with the parameters of the Design Codes.

4. Key Personnel

Council Project Team		
Name	Position/Role	Contact Details (Email & Tel)

Developer Project Team		

[Relevant specialist within the Council e.g. Sustainable Drainage/Archaeology may be required to support the Project Group and should be listed depending on the specific issues of each scheme]

5. Key Issues and Task Plan

Issue	Action/Task	Responsibility	Progress	Timetable/Dates
Pre-application discussions	Submit draft layout, draft streetscenes, landscape proposals or other relevant details	Developer		<i>Submit Wednesday 20th December 2023 (Landscape and further detail to follow at meeting)</i>
Pre-application Technical consultee meeting	Discuss consultee comments	CBC		<i>w/c 15th January 2024</i>

RMA or other pre-commencement conditions submission		Developer		w/c 26 th February 2024
Timescales	Determine Application	CBC Case Officer		<i>Determination within 8 weeks, with a 28-day consultation period w/c 29th April 2024</i>
Implementation	Discharge conditions	CBC Case Officer		

6. Communication Plan

This section identifies the communication methods and frequencies used for the project. The list below is not exhaustive and is intended as a guide.

The project will implement the following communication plan:-

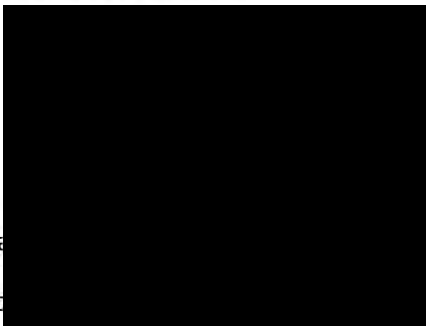
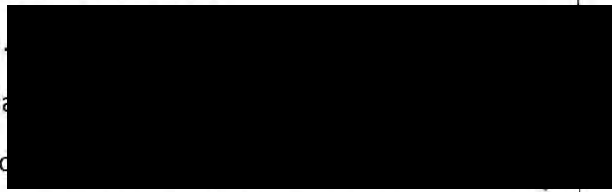
1. To hold meetings when reasonably required. The frequency is to be reviewed following the pre-application stage;
2. The developer is required to liaise with Ward Members and Houghton Regis Town Council prior to the submission of reserved matters.
3. CBC will respond to all urgent emails and telephone calls within 2 working days of receipt;
4. CBC will respond to all non-urgent emails, and telephone calls within 5 working days;
5. The RMA or pre-commencement submissions will be accompanied by the documentation as agreed in pre-application discussions;
6. CBC will seek to ensure effective liaison with key statutory and other internal consultees, relevant Government departments, agencies or bodies whose activities may directly or indirectly impinge on the implementation of the proposed development of the site;
7. CBC to engage with Ward Members and Executive Member for Regeneration through an established Houghton Members Advisory Group;
8. The developer may be required to attend the Members Advisory Group meetings at CBC Council Offices.

7. Fees

[Developer/Land Promoter] agrees to pay CBC the following amounts on the stated dates in accordance with the CBC charging schedule.

£16,065 on signing of the Planning Performance Agreement

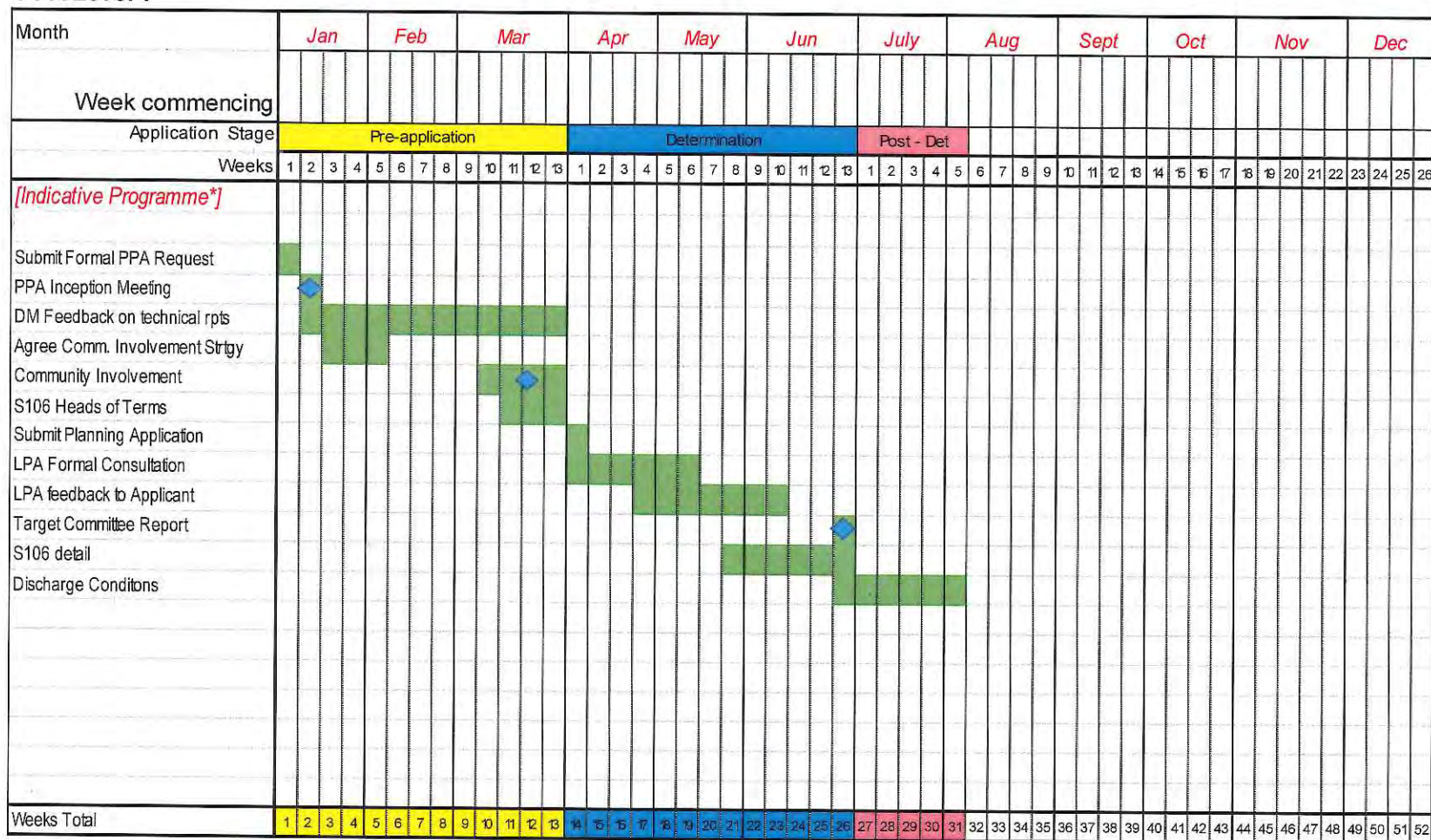
8. Acceptance of Planning Performance Agreement incorporating Appendix 1, 2 and PPA Standard Terms and Conditions

Signature of Developer	Signature of Council
	
Name	Name
Position	Position
On Behalf of: Dandara Northern Home Counties	On Behalf of: Central Bedfordshire Council
Date: 13/12/2023	Date: 13-12-2023

Appendix 1: Site Location Plan *[Insert Site Plan]*

Appendix 2: Project Plan *[Insert Level 1 Project Plan – as Picture from Excel]*

Indicative Project Plan: *[Insert Site Name/Location]*
PPA Level 1



[Indicative Project Plan should be altered according to Key Issues/Task Plan in Section 5.]*

Summary

	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Jun-24																				
Phase 1	661	137	142	130	96	73	51	26	6	1	0	0	0	0	0	0	0	0	0	0
Phase 2	100	29	50	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3a	424	36	95	95	95	88	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Phase 3b	505	0	0	0	34	45	45	1	23	120	90	90	58	0	0	0	0	0	0	0
Phase 4	1156	0	0	0	135	178	186	230	222	142	64	0	0	0	0	0	0	0	0	0
Phase 5	897	0	0	0	0	0	0	0	0	38	69	83	111	180	225	126	48	7	7	5
Phase 6	387	0	0	0	0	0	0	0	0	0	15	91	96	96	73	6	6	4	0	0
	4130	202	287	245	360	384	297	258	250	300	238	264	265	276	298	132	54	11	7	5
		202	489	734	1094	1477	1775	2032	2282	2582	2820	3084	3348	3624	3921	4054	4107	4118	4125	4130

