

Our ref: Ref JD/HCA/07610240316

24 March 2016

[REDACTED]
Homes & Communities Agency
Rivergate House
Bristol

By email only



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Direct Dial: [REDACTED]
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Dear [REDACTED]

CHALGROVE : MASTERPLANNING & PLANNING STRATEGY- PROFESSIONAL FEES

Further to our various conversations in relation to the above site, the circulation of the baseline information and discussions with the AECOM team. I have now discussed the commission at length with [REDACTED] (NEW Masterplanning) & [REDACTED] (Urban Engineering Studio -UES).

The Team would be delighted to act on behalf of the HCA to promote the site for a sustainable mixed use development through South Oxfordshire Local Plan 2031 – Site Allocations Document. As you are fully aware, the deadline for formal submission to this stage in the Local Plan is 29 April 2016, with a presentation to politicians in advance of this on 12 April 2016. This programme is very challenging. We have, as agreed, started to divert resources onto the project immediately and in advance of formalising a fee arrangement in order to meet the deadline.

The baseline technical information is very helpful, but there is work to do to ensure Chalgrove is considered ahead of Stone Bassett (now known as Harrington) an historic competing greenfield site adjacent to Junction 7 of the M40. This site has already been presented to members and was the subject of an outline planning application in the 1980s.

Our objective is to make the case for Chalgrove using three strands:

1: Why?

- HCA – national agenda, starter homes, public sector land delivery;
- quality/guaranteed delivery compared to private sector option agreements;
- Chalgrove – role in the wider settlement hierarchy, relationship with Oxford, recent appeal decisions, 5 Year housing Land Supply Challenges and HCA early delivery mechanisms;
- Need for 3000 additional units to release pressure on Oxford, should not solely focus satellite settlement of the city if it is to be truly sustainable;
- Travel to work area hierarchies, service centres (shops/schools/culture); and
- Certainty, driving land values through quality.

Stage 4: Call for Site Submission & Officer follow up (12- 29 April 2016)

Building on the presentation and output from the discussion with the members, GVA will draw all the work strands including AECOM into a formal submission to the Call for Site stage of the South Oxfordshire Local Plan 2013.

This will also include (for the HCA team only) a detailed programme of the work required to progress and address any evidence gaps regarding the site's opportunity before South Oxfordshire formally undertake their Regulation 18 Consultation in June 2016.

Professional Fees

In order to deliver the objectives of the commission the first instance is to secure political support on 12 April 2016 to the delivery of a new housing allocation at Chalgrove Airfield in the South Oxfordshire Local Plan 2013 – Refined Options and ensure a mechanism to deliver an early phase of development; the collective team has had to divert resource from wider commissions to meet the deadline. The team is dedicated to investing sufficient time/resource to successfully take forward the project to Stage 4. The output at this stage will also include a scope of work necessary to support any allocation at Regulation 18 Stage.

Our fee proposal for undertaking this initial role, focussed solely on input from GVA, NEW and UES is set out below in two parts:

Stage 1 – 3: Up to presentation to members: [REDACTED]

Stage 4: Call for sites submission: [REDACTED]

The commission will be led by myself with support from colleagues from my Land and Development Team alongside NEW Masterplanning – led by [REDACTED] and UES – led by [REDACTED]. NEW and UES will act as sub-agents to GVA. All team members are well known to you and therefore I have not included CVs. Information is available on request.

I trust this reflects our conversations and my initial fee budget, I am happy to discuss the contents of this letter in more detail. But as agreed, will progress the project ahead of your internal ITP process. If you require any further information, please do not hesitate to contact me on [REDACTED] or by email: [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED] MRTPI
Regional Senior Director for South West
For and On Behalf of Bilfinger GVA

[REDACTED] - HCA