

Meridian

Strategic Land Ltd

North Witney

Proposed Housing and Highway solutions delivery trajectory.

September 2012

Commentary

Meridian Strategic Land is proposing to build 1,500 new dwellings and associated development, together with local highways improvements and flooding attenuation measures, on land to the north of Witney.

This document outlines how the delivery of the principal elements of the scheme (The local highways improvements, the flooding attenuation scheme, and the housing) can be integrated to ensure that sufficient funding is available from early investment (pump priming monies) and revenues from land and property sales, to provide the planning gain items as early in the development process as possible.

On the following pages there are:

- A possible development Phasing Diagram.
- A spread sheet showing delivery over time related to the Phasing Diagram.
- A programme of works for the new river Windrush bridge.
- A bill of costs summary sheet for the bridge and its associated highways works.
- Proposed draft designs for the roundabouts at Woodstock Road, Hailey Road, and Jubilee Way. (The proposed new roundabout design at New Yatt Road is underway)
- The general arrangement of the proposed new bridge.

These proposals have been prepared to inform West Oxfordshire District Council and Oxfordshire County Council of how this particular part of an associated planning gain package could be delivered and over what timeline.

The document also succinctly demonstrates that the major elements that require pump priming funding have been costed and a program of works prepared. (Any additional details can be provided but much more information is already available in digital form with WODC and on disc supplied with this pack.

Some of the elements will require early investment funding but we are confident that the development will repay the early investment monies during the course of construction and sales.

It can be seen from the spreadsheet that we have shown that we can deliver the scheme along the following lines:

1. Outline planning application – mid 2013.
2. Planning permission granted late 2013/early 2014.
3. Start of site late 2014.
4. Start stage 1 highways package (including new bridge and northern relief road) starts – late 2014.
5. Start stage 1 flooding attenuation works – late 2014.
6. Complete all roundabouts A, B, C & D by the middle of year 1 – early 2015.
7. Complete stage 1 flooding attenuation works - early 2015.
8. Complete new river Windrush bridge – late 2015.
9. Complete stage 1 northern relief road works by – late 2016.
10. Complete stage 2 northern relief road late 2017.
11. Complete stage 2 flooding attenuation works – late 2018.
12. Complete northern relief road final stage – early 2019.
13. Complete flooding attenuation works – early 2019.
14. Entire development completed – 2023.

The proposal will require a total of £11.25m of funding to construct the non-developer funded elements of the scheme.

These will be:

- The Jubilee Way roundabout.
- The new river Windrush bridge and its associated highways works.

The funds required for the non developer funded elements above, will be recovered and repaid out of land sales revenues over the period of the first 3 to 4 years after the investment, and 4 to 5 years after planning permission is granted.

The developers will fund:

- The New Yatt Road roundabout.
- The Woodstock Road roundabout.
- The Hailey Road roundabout.
- The northern relief road in its entirety.
- The complete flooding attenuation scheme.

These developer funded elements will be provided by the house builders as part of the planning agreement package and must be provided to a pre-agreed schedule related to the delivery of permitted occupations.

The cost of these provisions will be met by the developers out of normal developer site funding to be recovered through plot sales.

We have assumed a contribution to affordable housing numbers from the site of 30% overall.

Proposed phases of development as shown on the diagram are indicative only. It will be for the local planning authority to agree the master plan, including the various development phases at a later date.

The size and extent of the indicated development phases will certainly change, but the diagram is intended to demonstrate that given an appropriate, planned, delivery trajectory, all of these aspirations can be provided within a reasonably short period of time.