

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

Location: Proposed Himley Village North West Bicester Middleton Stoney Road Bicester Oxfordshire

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Strategic Comments

This consultation response addresses the additional information submitted in September 2015 and should be read in conjunction with OCC's previous consultation response dated 20th May 2015. All points raised in OCC's previous response still apply, other than those addressed in Annex 1. The Property, Education and Waste Management responses are not related to the submitted amendments but include updates since 20th May 2015.

The County Council's drainage team has no objection to the proposed changes to the swale layout.

Bicester Members continue to have concerns over the accesses onto the Middleton Stoney road.

The additional information does not address the County Council's ecology objection.

OCC continues to have serious concerns about the uncertainty of delivering key infrastructure across **the wider masterplan site caused by the piecemeal nature in which applications are coming forward**. The funding and phasing of infrastructure across the site is dependent on if and when individual site applications come forward and are implemented. For example, mitigation for this development is dependent on delivery of the secondary school which is part of Application 2. Further, with the absence of a Community Infrastructure Levy in Cherwell, it is unclear how the County will be able to seek contributions to county wide schemes that will be put under strain by this development. This puts the County Council at significant financial risk. **Until it is clear how infrastructure will be delivered across the masterplan site, OCC maintains a holding objection.**

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 16 October 2015

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

Location: Proposed Himley Village North West Bicester Middleton Stoney Road Bicester Oxfordshire

Transport

Recommendation:

No objection subject to conditions

Key issues:

This response is in relation to the amended application documents only. Relevant amendments are only in respect of drainage. This response should be read in conjunction with the county council's previous response dated 20 May 2015.

Legal Agreement required to secure:

See our previous response.

Conditions:

As per our previous response.

Informatives:

As per our previous response

Detailed Comments:

The only relevant amendment listed in the summary of amendments is with regard to drainage. The county council's drainage team has no objection to the proposed changes to the swale layout.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 14 October 2015

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

Location: Proposed Himley Village North West Bicester Middleton Stoney Road Bicester Oxfordshire

Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The submitted amendment does not alter our original advice.

Legal Agreement required to secure:

None

Conditions:

As per original advice.

Informatives:

None.

Detailed Comments:

The submitted amendment does not alter our original advice.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 23 September 2015

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

Location: Proposed Himley Village North West Bicester Middleton Stoney Road Bicester Oxfordshire

Property

Recommendation:

No objection subject to conditions

Key issues:

- The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.
- The following housing development mix has been used in the following contribution calculations
 - 168 no. x One Bed Dwellings
 - 680 no. x Two Bed Dwellings
 - 568 no. x Three Bed Dwellings
 - 284 no. x Four/+ Bed Dwellings

It is calculated that this development would generate a net increase of:

- **4080 additional residents including:**
- 3011 residents aged 20+
- 518 residents aged 65 +
- 339 residents aged 13-19

Legal Agreement required to secure:

• Bicester new Library	£ 187,884
• Central Library	£ 76,786
• Waste Management	£ 261,120
• Adult Health & Wellbeing Day Care	£ 109,956
• Total*	£ 635,746

Contributions are to be index-linked to the relevant price bases (detailed below).

- Administration & Monitoring £ 20,000

The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.

Conditions:

- The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. We would therefore ask you to add the requirement for provision of hydrants in accordance with the requirements of the Fire & Rescue Service as a condition to the grant of any planning permission

Informatives:

- Fire & Rescue Service recommends that new dwellings should be constructed with fire suppression systems

Key issues and conditions relating to the proposed primary school site

- The school site sites must be free from encumbrances and delivered in accordance with Oxfordshire County Council requirements. Information on the County Council's requirements is provided in the attached Developer's Guide to Educational Requirements for Residential Developments.
- Should direct delivery of the primary school not prove possible, the County Council would require a financial contribution sufficient to fully fund the delivery of the school.
- The sites to be conveyed freehold to the County Council at no cost to the County Council.
- Any area designated as a site for a school shall be cleared of all existing underground and over ground services/drainage.
- The Developer shall show through a Transport Assessment (TA) the expected number of pupils to be driven to the schools and identify parking spaces either on the adopted highway or other fully maintain areas to the satisfaction of the highway authority once the land for the school has been agreed and prior to the implementation of the development.
- Oxfordshire County Council Education requirements are included in the embedded document for reference.



26395 Educational
Requirements for Res

- No consultation has taken place relating to the amended School site location and shape
- Therefore no site visit has taken place to look at this proposed new School site area.

The School location has changed from that demonstrated in the original overall 'ecotown' masterplan and the layout presented at outline and amended outline planning does not comply with the basic School dimension/shape requirements for a primary school site. It would appear guidance may have dropped off previous correspondence.

The site shape and dimensions demonstrated will not be conducive to an economical layout or a best value solution to meet OCC's educational, safeguarding and management requirements.

NB See attached proposal for the re-siting of the school site to nearer its original position and to suit the educational site requirements

The applicant representatives must engage with Oxfordshire Property & Facilities to define an appropriate school layout that meets the specification in the embedded document 26395 Educational Requirements for Residential Development.

- The school site should be approximately rectangular in shape with the main frontage of a school not less than 110m long to enable the school site to be laid out to meet access and safeguarding requirements. The school's site within the amended application does not comply with this requirement.
- The building height parameters plan suggests that the school building will be 4m to 10m high. For any school building this should be amended to - Minimum height will need to be 2.5m – 10m
- Swales appear to be located all around the school site we should discuss the location of crossings when we know the final location of the school site and building to ensure that pupils are not tempted to cross through the potentially muddy swales.

Clarification is required with respect to who recommends where the road markings and barriers are positioned around the school?

The developer's Travel Plan suggests that the primary school should facilitate access to the school site by coach. No access will be given to coaches on the primary school site but the developer will be required to provide a 2 coach layby on the highway

Pupil drop off appear to have been overlooked within the developer's Travel plan

The Developer shall show through a Transport Assessment (TA) the expected number of pupils to be driven to the schools and identify parking spaces either on the adopted highway or other fully maintained areas to the satisfaction of the highway authority once the land for the school has been agreed and prior to the implementation of the development.

NB No parent drop will be permitted on any school site itself.

Situated on the adopted highway a 2 coach drop-off/pick up layby facilities will be required adjacent to the entrance to the school for primary schools; this facility can be utilised for parental drop-off and pick-up at the start and end of the school day and be utilised for other purposes outside the school day.

Once the school site has been agreed and located to OCC's satisfaction appropriate drop off facility must be agreed.

Specialist Housing

25 units of Specialist Housing are required across the Bicester Ecotown development. The breakdown across the development per application is to be confirmed with the District.

Local Library

Oxfordshire County Council has an adopted standard for publicly available library floor space of 23 m² per 1,000 head of population, and a further 19.5% space is required for support areas including staff workroom, totalling 27.5 m². The Bicester library provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library. A new library is planned for Franklins Yard development and contributions are required from all development in the locality to fund this community infrastructure with £487,205 still to be secured from the total £1.2 M capital cost at 1st Quarter 2014 price base index.

Population forecasts show a population increase of 20,257 to 2026 for the Bicester Library Service catchment area.

Current contribution requirement is £487,205 ÷ by 20,257 = £24.05 per person

The development proposal would also generate the need to increase the core book stock held by the local library by 2 volumes per additional resident. The price per volume is £11.00 = £22 per person.

The full requirement for the provision of library infrastructure and supplementary core book stock in respect of this application is: **£ 46.05 x 4080 (the forecast number of new residents) = £ 187,884**

In addition a *library link* model (25 m²) fitted out, integrated as a dedicated flexible space as part of the new community centre, is required. This will function in conjunction with the Oxfordshire Central Library in Oxford utilising its resources and also work in conjunction with the new Bicester Library once delivered and implemented as part of the District Council development at Franklins Yard.

Central Library

Central Library in Oxford serves the whole county and requires remodelling to support service delivery that includes provision of library resources across the county.

Remodelling of the library at 1st Quarter 2014 base prices leaves a funding requirement still to be secured = £4.4 M

60% of this funding is collected from development in the Oxford area. The remainder 40% is spread across the four other Districts. 40% of 4.1M = £1,760,000.

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year 2026. £1,760,000 ÷ 93,529 people = £18.82 per person

£18.82 x 4080 (The forecast number of new residents) = £76,786

Strategic Waste Management

Under Section 51 of the Environmental Protection Act 1990, County Councils, as waste disposal authorities, have a duty to arrange for places to be provided at which resident in its area may deposit their household waste and for the disposal of that waste.

The demand for Oxfordshire's Household Waste and Recycling Centres (HWRC) exceeds capacity and the County Council is currently consulting on how unmet demand and future

demand can be mitigated. As this site will add additional pressure at HWRCs a contribution towards the cost of increasing capacity is required and an appropriate contribution will be notified to the District when the consultation has concluded and costings are known. However as a guide under the previously used methodology a contribution of £261,120 (1Q12) would have been required. It should be noted that the likely contribution figure should not be more than this figure.

Adult Health & Wellbeing Resource including Day Care Facilities

To meet the additional pressures on Health & Wellbeing provision the County Council is planning to expand day care facilities at Bicester Health & Wellbeing Resource Centre. Current demand is above service provision capacity of 40 places per day at the current site accounting for ward –based catchment areas in terms of population. This proposal will increase pressures on the current service.

Contributions are based upon a 230 m² expansion providing an additional 10 places to the existing service at Launton Road. Cost of expansion at 1st Quarter 2014 price base is £845,000.

Secured contributions amount to £260K, with the remainder, £585,000 outstanding. Population forecasting to 2026 based on build out since 2011 census and allocated housing projections including the SHMA within the catchment wards for this Health and Wellbeing Resource = 21,704 people

£585,000 divided 21,704 = £26.95 x 2.4 average house occupancy in Bicester area = £64.68

£64.68 x 1,700 (the number of new dwellings) = £ 109,956

Other Services

Changing places Toilet

If this application is given permission The County Council would support provision of a Changing places Toilet in Bicester Town centre to help meet the needs of this new community's use of the Bicester town's central amenities.

Highways Depots

The development will bring maintenance pressures upon highways depots as a consequence of the increased highway network. The provision of highways depots is under review in order to meet the increased demands which could result in the need for contributions.

Administration

Oxfordshire County Council requires an administrative payment of £20,000 for the purposes of administration and monitoring of the proposed S106 agreement, including elements relating to Education.

Indexation

Financial contributions have to be indexed-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). The price bases of the various contributions are covered in the relevant sections above.

Security/Bonds

Given the scale of the contributions, where the triggering of payment of financial contributions is deferred to post implementation of the development, it will be necessary for the S106 agreement to include provisions for appropriate security by the landowner/developer for such payments.

General

The contributions requested have been calculated where possible using details of the development mix from the application submitted or if no details are available then the County Council has used the best information available. Should the application be amended or the development mixed changed at a later date, the Council reserves the right to seek a higher contribution according to the nature of the amendment.

The contributions which are being sought are necessary to protect the existing levels of infrastructure for local residents. They are relevant to planning the incorporation of this major development within the local community, if it is implemented. They are directly related to this proposed development and to the scale and kind of the proposal.

Contributions required to mitigate the impact of the development on infrastructure but which due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) OCC cannot require a s106 obligation in respect of:

- Museum Resource Centre £20,400

Oxfordshire County Council is **not** seeking a contribution towards extending the museum resource centre from this application due to the pooling restrictions contained within Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) which took effect from the 6th April 2015. Nevertheless the detail of how this contribution would have been calculated is set out below.

County Museum Resource Centre

Oxfordshire County Council's museum service provides a central Museum Resource Centre (MRC). The MRC is the principal store for the Oxfordshire Museum, Cogges Manor Farm Museum, Abingdon Museum, Banbury Museum, the Museum of Oxford and the Vale and Downland Museum. It provides support to these museums and schools throughout the county for educational, research and leisure activities.

The MRC is operating at capacity and needs an extension to meet the demands arising from further development throughout the county. An extended facility will provide additional storage space and allow for increased public access to the facility.

An extension to the MRC to mitigate the impact of new development up to 2026 has been costed at £460,000; this equates to £5 per person at 1st Quarter 2012 price base.

£5 x 4,080 (the forecast number of new residents) or £12 per dwelling = £ 20,400

Officer's Name: Oliver Spratley
Officer's Title: Corporate Landlord Officer
Date: 14 October 2015

District: Cherwell

Application no: 14/02121/OUT-2

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Minerals and Waste

Recommendation:

No objection subject to conditions

Key issues:

The proposed development includes an energy centre. The application does not specify the fuel to be used but states that the proposal is not a waste management development.

Legal Agreement required to secure:

None

Conditions:

It would be advisable to include a condition to prevent waste being brought to the proposed energy centre – to ensure that the energy centre cannot become a waste management facility without proper consideration being given to the issues that would give rise to.

Informatives:

None

Detailed Comments:

The proposed development includes an energy centre. The application does not specify the fuel to be used but states that the proposal is not a waste management development. If waste is to be used as a fuel at the energy centre, it could then be a waste management facility which should be considered as a county matter application by the County Council as the waste planning authority. It would be advisable to impose a condition preventing waste being brought to the energy centre, to ensure that it cannot become a waste management facility without full and proper consideration being given to the issues that would give rise to.

Officer's Name: Peter Day

Officer's Title: Minerals & Waste Policy Team Leader

Date: 23 September 2015

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

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Ecology

Recommendation:

Objection

Key issues:

It appears that the amended application does not address the objection I raised to the earlier application (14/02121/OUT). The following comments made on 19th January 2015 on application 14/02121/OUT still apply:

- *It is very disappointing that the application does not appear to be following the Masterplan approach for the NW Bicester Eco Town site or the Biodiversity Strategy (Appendix 6J) that should apply to the whole Eco Town.*
- *Application 14/02121/OUT fails to demonstrate that it would be part of the NW Bicester Masterplan approach and deliver a net gain in biodiversity (in line with NPPF paragraphs 9, 109 and 118).*
- *A recognised biodiversity metric was used to demonstrate how the combined development over the whole NW Bicester Eco Town Masterplan site should deliver a net gain in biodiversity. However, in order to achieve a net gain in biodiversity this relied on the delivery of biodiversity mitigation and enhancements over the whole Eco Town site.*
- *Application 14/02121/OUT does not reference to the need for off-site farmland bird compensation or for contributions to this for all developments on the NW Bicester Ecotown. I consider that each application within the NW Bicester Ecotown should be providing a proportionate contribution by area for off-site compensation as part of the Masterplan approach. The work for the Eco Town concluded that the impact on farmland birds could not be mitigated on the Eco Town and that therefore offsite compensation was necessary.*

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 15 October 2015

District: Cherwell

Application no: 14/02121/OUT-2

Proposal: OUTLINE - Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)

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Waste Management

Recommendation:

No objection

Key issues:

Meeting statutory requirements to provide facilities for residents to dispose of waste and maintaining and increasing high rates of recycling and composting in Oxfordshire which are currently the best in the country.

The proposed development will increase demand for waste management facilities and use of household waste recycling centres. The nearest HWRC experiences capacity issues and its planning consent expires in 2019. The network of HWRCs in the county is also at capacity.

Contributions towards increasing capacity for re-use, recycling and composting will be required to ensure the additional demand generated by the development can be met and recycling and composting rates are maintained at high levels.

The provision of a heat network for the development is supported and essential to enable connection to the Ardley ERF in the future if this is demonstrated to be feasible.

The amendments to the application have not changed the implications of the proposed development for strategic waste management facilities or the energy strategy. Therefore our previous comments are reiterated and updated to reflect the current position on HWRC contributions.

Legal Agreement required to secure:

Contributions are sought towards HWRC infrastructure to meet the demand generated by the proposed development. The calculation of contributions is currently being revised and requires approval from OCC's developer funding team. It will be provided separately or through the property response in due course. The justification for contributions is set out in the detailed comments below.

Conditions:

None

Informatives:

None

Detailed Comments:

1. Oxfordshire County Council, as a Waste Disposal Authority, is required under the Environmental Protection Act 1990 (Section 51) to arrange:

“for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited”;

and that

“(a) each place is situated either within the area of the authority or so as to be reasonably accessible to persons resident in its area;

(b) each place is available for the deposit of waste at all reasonable times (including at least one period on the Saturday or following day of each week except a week in which the Saturday is 25th December or 1st January);

(c) each place is available for the deposit of waste free of charge by persons resident in the area;”.

2. Such places are known as Household Waste Recycling Centres (HWRCs) and Oxfordshire County Council (OCC) provides seven HWRCs throughout the County. This network of sites is no longer fit for purpose and is over capacity.
3. The nearest HWRC to the proposed development site is Ardley HWRC which is well used and experiences capacity issues particularly at peak times. Planning consent for the Ardley HWRC currently expires in 2019 and the site owners do not wish to continue operating the site. A new site will therefore be required.
4. Site capacity is assessed by comparing the number of visitors on site at any one time (measured by traffic monitoring) to the available space. As detailed in Table 1, this analysis shows that all sites are currently ‘over capacity’ (meaning residents need to queue before they are able to deposit materials) at peak times, and many sites are nearing capacity during off peak times. Queuing time is not available, but anecdotal evidence suggests that this can be up to 20 minutes at busy times.

Table 1: Site capacity

Site	April – September Percentage of time the site is over capacity during 11:00-14:00 (all week)	April – September Percentage of time the site is over capacity during 11:00-14:00 (weekend only)	Full year Percentage of time the site is over capacity during 08:00 – 17:00 (all week)	Full year Percentage of time the site is over capacity during 08:00 – 17:00 (Weekend only)
Alkerton	20.76%	49.57%	13.55%	34.95%
Ardley	24.11%	58.12%	14.22%	19.61%
Dix	3.05%	10.68%	0.98%	1.38%
Drayton	27.74%	50.44%	14.32%	19.52%
Oakley	15.10%	38.24%	10.07%	13.58%
Redbridge	25.77%	51.18%	12.13%	17.13%
Stanford	34.22%	59.47%	19.94%	26.06%

5. Congestion on site can reduce recycling as residents who have already queued to enter are less willing to take the time necessary to sort materials into the correct bin. Reduced recycling leads to higher costs and an adverse impact on the environment. As all sites are currently over capacity, population growth linked to new housing developments will increase the pressure on the sites.
6. The Waste Regulations (England and Wales) 2011 require that waste is dealt with according to the waste hierarchy. The County Council provides a large number of appropriate containers and storage areas at HWRCs to maximise the amount of waste reused or recycled that is delivered by local residents. However to manage the waste appropriately this requires more space and infrastructure meaning the pressures of new developments are increasingly felt. Combined with the complex and varied nature of materials delivered to site it will become increasingly difficult over time to maintain performance and a good level of service especially at busy and peak times.
7. The Community Infrastructure Levy requires that contributions are:
 - a. Necessary to make the development acceptable in planning terms: The comprehensive kerbside collections in place in each district are only able to accept smaller, more common types of waste. Larger, ad hoc items like furniture or large electricals need to be taken to an HWRC for management. Households make around 4 visits to an HWRC each year and are regarded by residents as an important service. Without a contribution to HWRCs, the development would have an unacceptable impact on existing facilities. If each household from the proposed development of 1,700 dwellings makes four trips per annum this would result in an additional 6,800 HWRC visits per year.
 - b. Directly related to the development: A contribution towards additional HWRC capacity is needed because of the demand that the development will create (as calculated above). The current network of sites is at capacity and without changes the pressure from increased development will result in a failure of them to adequately serve Oxfordshire residents.

- c. Fairly and reasonably related in scale and kind to the development: The calculation of contributions is currently being updated and will be proportionate to the increased demand placed on HWRCs by this development by breaking down the capital costs associated with providing HWRC infrastructure into a cost per dwelling. As the whole network is currently at capacity and additional development will impact on the service provided contributions are required from all developments.

Energy strategy and proposed heat network

The energy strategy for the proposed development states that a site wide district heating network will be installed served by an on-site energy centre. This also refers to the possibility of connection to the Ardley energy recovery facility (ERF) for the supply of heat should this be feasible. This statement is supported and implementation of the development should be carried out in way that keeps this possibility open should this be demonstrated to be technically and financially feasible in the future.

Officer's Name: Frankie Upton

Officer's Title: Waste Project Manager

Date: 14 October 2015
