

FILE NOTE

Client: Obsidian Strategic

Property: Land East of Claydon Road, Cropredy

Date: 14th November 2023

LAND EAST OF CLAYDON ROAD, CROPREDY – DRAFT PLANNING OBLIGATIONS HEADS OF TERMS

This note summarises our current understanding of the planning obligations which will be secured under S.106 of the Town and County Planning Act 1990 (as amended) that Obsidian Strategic, and associated parties, are prepared to meet in relation to the outline planning application for up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure (Apkn Ref 23/00977/OUT) in line with the Council's adopted development plan, including the adopted Cherwell Developer Contributions SPD (February 2018).

Neither Oxfordshire County Council nor Cherwell District Council are Community Infrastructure Levy charging authorities.

Oxfordshire County Council Contributions

Administration and Monitoring fee	£10,146.00
[Highway works – footpath to school	£200,000]
Public transport services (£1,133 fixed per dwelling)	£67,980.00
Public transport infrastructure bus stop	£1,502.00
Traffic Regulation Order (if not S278/S38)	TBC
Travel Plan Monitoring	TBC
Public Rights of Way mitigation	£30,000.00
Primary Education	£415,316.00
Secondary Education	£465,318.00
Secondary School Land Contribution	£46,662.00
Special Education	£35,896.00
Household Waste and Recycling Centres	£5,638.00

Of note, the requested contributions are index linked and it is expected that Obsidian will pay Oxfordshire County Council's legal fees in relation to entering into the legal agreements. Furthermore, where a deferred contribution is required, or where the developer is direct delivering an item of infrastructure, an approved bond will be provided to secure the payment.

Cherwell District Council

Community Hall Facilities	£68,602.48
Outdoor Sport Provision	£121,021.80
Indoor Sport Provision	£50,096.81
Public Art	£13,440.00
Monitoring Fee	TBC

In accordance with the response received from the Council's Housing Strategy and Development Team of 11th July 2023, the development of up to 60 dwellings will provide a policy compliant 35% affordable housing with a tenure split of 70% rented and 30% intermediate (Low-Cost Home Ownership) tenures. This equates to up to 21 affordable dwellings and a policy compliant tenure mix of 60 dwellings in Cropredy would be:

- 15 Rented
- 5 First Homes
- 1 Shared Ownership

Guided by the Housing and Economic Needs Assessment for Cherwell District and Oxford City Councils (December 2022), the Council suggests the following affordable housing mix:-

- 1 bed - 20-25%
- 2 bed - 25-30%
- 3 bed - 35-40%
- 4 bed+ - 10-15%

There are currently 6 households on the Council's housing register with a verified village connection to Cropredy of which 5 require one bed properties and 1 requires a two-bed property.

Informed by Cherwell District Council's housing register, the following mix has been suggested for the affordable properties:

Rented 15 Properties

- 6 x 1 bed 2-person houses / maisonettes / bungalows¹
- 2 x 2-bed 4- person houses
- 4 x 3-bed 5-person houses
- 3 x 4-bed 7-person houses

First Homes – 5 Properties

- 3 x 2-bed 4-person houses
- 2 x 3-bed 5-person houses

Shared Ownership – 1 Property

- 2 or 3-bed house

In accordance with The Developer Contributions SPD, 50% of the affordable rented units will be built to Building Regulations Requirements M4(2) Category 2: accessible and adaptable dwellings. Any ground level dwellings included in the 50% would provide Level Access Showers installed from the outset. 1% of the affordable housing

¹ Ground Floor maisonettes and bungalows should be M4(2) or (3), fitted with level Access Showers and have level thresholds as a minimum

will be built to Building Regulation Requirement M4(3) Category 3: Wheelchair User Dwellings. The Nationally Described Space Standards will be adhered to.

Doctors Surgery

The planning application includes provision for the development of a new doctors' surgery and the intention is that the surgery will be secured/procured by way of 'Grampian' style provisions along the following lines:

1. The first reserved matters application shall include full details of the community building.
2. No more than [30] dwellings shall be occupied before a contract has been let and work has commenced on the community building.
3. No more than [50] dwellings shall be occupied before the construction works on the community building have been completed in accordance with the plans approved pursuant to the first reserved matters application.

The 'Grampian' style provisions will be referenced in the S.106 Agreement(s) and a broad specification for the doctors surgery including a plan will be scheduled to the agreement(s).

The Buckinghamshire, Oxfordshire and Berkshire West NHS Integrated Care Board considers in its response to the application dated 27h April 2023 that the application for up to 60 dwellings will generate an increased population of 144 people (2.4 x number of proposed dwellings) requiring a S.106 contribution of £51,840.00. However, as the application is providing an actual medical facility it is considered that the requirement for a contribution as suggested will fall away.

Parameters Plan Ref J0050867_011_V2 entitled 'Plot reserved for surgery building together with indicative right of access / egress to reserved plot' has been prepared to be appended to the S.106 Agreement(s) with the following proposed text relating to the Right of Access:

"A right of vehicle and pedestrian access shall be provided in perpetuity between Point A and Point B on drawing numbered J0050867_011_V2 dated November 2023. The precise route of that right of access shall be agreed in the Reserved Matters planning application."