

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

District: Cherwell

Application No: 19/02350/OUT-3

Proposal: Outline planning permission for 26 dwellings including Access

Location: Land at Deerfields Farm, Canal Lane, Bodicote

Response date: 12th March 2020

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Assessment Criteria Proposal overview and mix/population generation

OCC's response is based on a development as set out in the table below. The development is taken from the application form.

Residential	No.
1-bed dwellings	2
2-bed dwellings	5
3-bed dwellings	13
4-bed & larger dwellings	6

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	73.01
Primary pupils	8.98
Secondary pupils	5.54
Sixth Form pupils	0.86
SEN pupils	0.19
Nursery children (number of 2 and 3 year olds entitled to funded places)	2.24
20 - 64 year olds	49.08
65+ year olds	5.21
0 – 4 year olds	8.00

Application no: 19/02350/OUT-2

Location: Land at Deerfields Farm, Canal Lane, Bodicote

General Information and Advice

Recommendations for approval contrary to OCC objection:

IF within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweighs OCC's objections, and given an opportunity to make further representations.

Outline applications and contributions

The number and type of dwellings and/or the floor space may be set by the developer at the time of application, or if not stated in the application, a policy compliant mix will be used for assessment of the impact and mitigation in the form of s106 contributions. These are set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by the developer a matrix (if appropriate) will be applied to assess any increase in contributions payable. The matrix will be based on an assumed policy compliant mix as if not agreed during the s106 negotiations.

Where unit mix is established prior to commencement of development, the matrix sum can be fixed based on the supplied mix (with scope for higher contribution if there is a revised reserved matters approval).

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of s106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Security of payment for deferred contributions** – An approved **bond** will be required to secure payments where the payment of S106 contributions (in aggregate) have been agreed to be deferred to post implementation and the total County contributions for the development exceed £1m (after indexation).
- **Administration and Monitoring Fee - TBC**
This is an estimate of the amount required to cover the extra monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether an s106 agreement is completed or not.

Application no: 19/02350/OUT-3

Location: Land at Deerfields Farm, Canal Lane, Bodicote

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Surface Water Drainage Strategy reference 4748 has not been updated to reflect conditions (as per the below), imposed in correspondence from LLFA dated 11th Feb 2020.
- Pro-Forma indicated discharge rate to be 6.7l/s as opposed to the 2l/s in the initial drainage strategy

Conditions:

SuDS

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing. Detailed Design to be based upon the Surface Water Drainage Strategy reference 4748.

Ambiental to update this report (4748) to reflect the below comments, as it does not appear to have been amended since submission of conditions on 28th December 2019 whilst report 4748 is dated 1st November 2019.

Full detailed drainage strategy to be provided including all relevant drawings and long/cross sections.

Pipe numbers to be shown on plan to enable auditing against MicroDrainage report.

Full topo plan required.

Post development flow paths to be shown on plan.

Justification that all green space has been utilised to its maximum potential for SuDS incorporation.

Proof of safe ingress/egress in exceedance events.

Evidence of sacrificial temporary shallow ponding on site to help manage exceedance events.

Evidence of consent to connect to existing surface and combined sewer from the relevant WaSC. Connection to combined sewer is not permitted unless robust justification that this is the only available option can be demonstrated.

Discharge rate to be as stated at 2l/s

Section 5.14 – demonstration as to how Approach 2 will be implemented to be provided. It appear this is implied to be Long Term Storage, confirmation required.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal.

Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Detailed comments:

Ambiental Surface Water Drainage Strategy reference 4748 dated 01/11/19 to be updated to address above conditions.

Conditions stand and are not considered to have been adequately address to consider discharge at this stage.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 11 March 2020
