

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

**District:** Cherwell

**Application No:** 19/02796/F-2

**Proposal:** Erection of sports & community pavilion with associated carpark and sport facilities (outdoor pitches and MUGA) following planning consent for change of use of agricultural land to sport/recreation and community use (18/00220/F)

**Location:** OS Parcels 3309 And 4319 Adjoining And North Of Milton Road  
Adderbury

**Response date:** *MPAT to complete*

**Signed off by:** *Localities to sign off for large major and strategic sites*

**Title:**

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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.

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## **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](mailto: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.

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## **Local Lead Flood Authority**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

- Requested information as outlined below to be provided to both LLFA and LPA aligned with Local and National Standards to satisfy stated conditions.

### **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.

Construction shall be in accordance with the principles set out in documents:

FEDS-220021 SuDS Drainage Calculations Rev A

24926 - Adderbury Milton Road Muga - 191025 REV B

FEDS-220021-001-A Existing Site Plan(1)

FEDS-220021-002-A Proposed Site Plan(2)

FEDS-220021-003-A Topographical Survey and BRE 365 TP Location

Land north of Milton Road, Adderbury, Oxon - trial trench evaluation report V2

7354(08)02E

7354(08)11

7354(08)06B

7354(08)03F

Fully detailed cross-sectional drawings of all SuDS and drainage related features to be provided.

Full list of all SuDS features to be employed on site to be provided.

As built plans to be provided to LLFA and LPA in .pdf and .shp format.

### **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.

The management and maintenance company details to be provided to both the LLFA and LPA.

### **Reason:**

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

### **Outline Design Infiltration Condition:**

The development hereby permitted shall not commence until full Detailed Design details of the proposal, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+40% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation;
- e) Site investigation and test results to confirm infiltrations rates; and

### **Reason:**

To ensure that the proposed development can be adequately drained.

To ensure that there is no flood risk on or off the site resulting from the proposed development.

### **Detailed comments:**

Information as requested in the above Conditions to be provided to LLFA and LPA for assessment.

Any deviation to the outline design plans, as stated in the conditions, the LLFA and LPA must be immediately informed.

**Officer's Name: Adam Littler**  
**Officer's Title: Drainage Engineer**  
**Date: 12 May 2020**

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