

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

District: Cherwell

Application no: 20/03660/REM

Proposal: Reserved matters application to 18/02147/OUT - Erection of 21 dwellings
(consideration of Appearance, Landscaping, Layout and Scale)

Location: Stone Pits, Hempton Road, Deddington

Response date: *12th March 2021*

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) 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.
- **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.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more;
- the developer is direct delivering an item of infrastructure costing £7.5m or more;
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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Transport Development Control

Recommendation:

No objection subject to conditions

Key issues:

- TDC has concerns regarding the parking design arrangement within the proposed layout for the development.
- Absence of information regarding movements of Delivery Service Vehicles, Emergency Service vehicles within the proposed internal road layout of the site.
- Need for compliance with parking standards and dimensions detailed in [Transport For New Developments: Parking Standards for New Residential Developments](#)
- Absence of reference to provision of disabled parking bays and Electric Vehicle Charging Points within the proposed layout in the submitted documents.

Having assessed the reserve matter (concerning the internal road layout) of the application, the TDC Officer can confirm he has no objection in principle to the above application provided it is subject to the following: -

Conditions:

- **Car Park Layout Plan**
Prior to commencement of the development, a plan detailing the layout of the car parking area shall be submitted to, and approved by, the Local Planning Authority. The Car Park Layout Plan must set out so that all car parking spaces meet the minimum dimensions required and can be safely and easily accessed and cars that may use them. The Applicant should also ensure that the proposed garages shall be used solely for that purpose on the implementation of the development.
Reason: in the interest of highway safety
- **Cycle Parking**
Before the development permitted is commenced details of the cycle parking areas, including dimensions and means of enclosure, shall be submitted to, and

approved in writing by, the Local Planning Authority. the approved Cycle areas shall thereafter be retained solely for the purpose of the parking of cycles.

Reason: To encourage the use of sustainable modes of transport in line with policy M5.

- **Fire Tender Plan**

prior to implementation an updated Fire Tender Plan must be submitted to the Local Planning Authority showing a fire tender can access all parts of the site.

Reason: In the interests of highway safety

- A scaled and dimensioned car park and internal layout drawing superimposed with the swept paths of car accessing and manoeuvring out of parking bays, and that of Delivery and Emergency vehicles should be submitted for approval by Highway Authority prior to implementation of the above development

Detailed comments:

TDC has concerns regarding the parking design arrangement within the proposed layout for the development. Inadequate space appears to have been allocated for cars that may use some of the parking bays for parking manoeuvres. The Applicant has not provided any information or drawing indicating that proposed layout can accommodate the swept paths of Delivery Service and Emergency Service vehicles e.g. a Fire Tender.

The submitted drawing show a cluster of tandem parking arrangement which the Transport Officer does not support because it is generally impractical and inconvenient to use. The dimensions of the double garage appear to be substandard. Also, no provision of parking for persons with impaired mobility or Electric Vehicle Points having be included in the parking arrangement.

Officer's Name: Francis Hagan

Officer's Title: Transport Planner

Date: 02 March 2021

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Location: Stone Pits, Hempton Road, Deddington

Drainage

Recommendation:

No objection

Detailed comments:

We have no concerns with this reserved matters application.

Officer's Name: Richard Bennett

Officer's Title: Drainage Engineer

Date: 11th March 2021
