

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

District: Cherwell

Application No: 20/03694/REM

Proposal: Variation of condition 1 (plans) of 19/00895/REM - to incorporate amendments to plots within the range 184 - 280

Location: OS Parcels 6741 And 5426 West Cricket Field North Wykham Lane Bodicote

Response date: *16th February 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 Schedule

Recommendation:

No objection subject to condition(s):

Comments:

Application seeks to vary the agreed layout plan of the original reserved matters consent 19/00895/REM. The changes relate to a substitution of house types with others other than the agreed affecting up to 16 dwellings.

The substitutions are not observed to be a significant departure from the agreed house types in terms of size and parking provision.

The overall layout is deemed acceptable subject to a tracking exercise that should cover the revised rear parking court serving plots 219-229. To the right, beyond the row of 4 perpendicular bays fronting the carport are two parking spaces (serving plots 229) that appear to be aligned in a way whose access may be compromised in the event that the spaces either side are occupied. It may be that a slight shift away from the first 4 spaces is required to address this. *See snippet below.*



While the aisle space is noted to slightly be under the required 6m depth, I am inclined to assume access to either bays is possible but needs to be accompanied by a vehicle tracking exercise.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached (notwithstanding other conditions and obligations as agreed at the reserved matters permission):

Vehicle Tracking

Prior to the commencement of the development hereby approved, and notwithstanding the application details, full tracking details of a large size car turning within the parking bays serving plot 229 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planning

Date: 08 February 2021
