

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

District: Cherwell

Application no: 21/01123/F

Proposal: Demolition of existing buildings. Construction of replacement business units and associated external works. (Re-submission of 20/01127/F)

Location: Hatch End Old Poultry Farm, Steeple Aston Road, Middle Aston

Date: 11 November 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 outweigh OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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 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 a 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).

A bond will also be required where a developer is direct delivering an item of infrastructure.

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 the following.

- **S106 Contributions** as summarised in the table below and justified in the County's original response to this consultation to Cherwell District Council of 22 July 2021.
- **Planning Conditions** as detailed in the County's original response to this consultation to Cherwell District Council of 22 July 2021 and as set out under the Comments section below.
- Note should be taken of the **informative** stated in the County's original response to this consultation to Cherwell District Council of 22 July 2021.

S106 Contributions

Contribution	Amount £	Price base	Index	Towards
Public transport services	40,989	July 2021	RPI-x	The retention and improvement of the S4 bus service through Steeple Aston.
Travel Plan Monitoring	1,446	December 2019	RPI-x	To fund monitoring and review of the Travel Plan by County officers
Total	42,435			

Comments

The additional submitted documents appear to relate solely to the satisfaction of an outstanding objection from the County's Drainage discipline. Transport related proposals remain unchanged from the previous amendments and therefore remain acceptable.

It is noted that the last Transport response from the County, dated 11 October 2021, contradicted itself by accepting the footpath as proposed in Section 1.4 and Appendix A of the Transport Addendum and then referring to the need for a S278 agreement as set out in its previous response which detailed a different footway arrangement.

For the avoidance of doubt the footway as set out in Section 1.4 and Appendix A of the Transport Addendum is as agreed with the County's Transport Strategy team prior to the revised documentation being submitted. This footway can be provided in discharge of a Grampian condition.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 28 October 2021

Application no: 21/01123/F

Location: Hatch End Old Poultry Farm, Steeple Aston Road, Middle Aston

Lead Local Flood Authority

Recommendation:

No Objection Subject to Conditions

Condition

The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing:

References:

Proposed Drainage Strategy, HMA-LE-GEN-XX-DR-CE-500, Rev D

Flood Risk Assessment, HMA-LE-GEN-XX-RP-CE-FRA01-C-Flood Risk Assessment, March 2021

Reason:

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

Condition

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Officer's Name: Sujeenthana Jeevarangan

Officer's Title: LLFA Planning Engineer

Date: 11 November 2021