

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

District: Cherwell

Application no: 21/03639/F

Proposal: Replan of the western part of the residential development permitted through Reserved Matters application 19/00895/REM for the delivery of 107 dwellings

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

Date: 21 December 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 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 a linking agreement as detailed below

Linking agreements

Agreements are in place relating to outline planning permission 15/01326/OUT, however, due to the increase in housing we would recommend that any S106 agreements based on a per dwelling rate are up lifted to reflect this change, as part of this full planning application. This is because, this full application sits within the context of and already approved outline with an associated S106.

Comments:

The proposed development is a re-plan and notably uplifting the number of dwellings on the western part of the residential development by 23 dwellings over and above the permitted through 19/00895/REM.

Access arrangements to the site are not deemed to change, nor does the application propose to alter the road layout from the plans already approved.

It is my view that the development proposed herewith would not give rise to a significant traffic generation in isolation but may cumulatively (with the wider scheme) have some modest impact. The Transport Statement accompanying this application shows in Table 5.5 that the proposals would create an additional 2% impact at the White Post Road access, taking the RFC from 0.745 to 0.759 in the PM peak.

Such an impact is not significant enough to warrant an objection but rather an appropriate mitigation shall be required to address the seemingly meagre but cumulative impact on the network. It is thus considered appropriate to uplift the contributions that were secured as part of s106 agreement of the outline consent.

An updated Travel Plan covering the full scale of development shall need to be submitted in reflection of the uplift in dwellings.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 10/12/2021

Application no: 21/03639/F

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

Lead Local Flood Authority

Recommendation:

Objection

With this scale of site, as LLFA, we expect to see more SuDS being utilised in the proposal.

Where infiltration has been proposed, report of infiltration testing in accordance with BRE365 must be submitted.

Officer's Name: Sujeenthan Jeevarangan

Officer's Title: LLFA Planning Engineer

Date: 15/12/2021

Application no: 21/03639/F

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

Education Schedule

Recommendation:

No Objection subject to planning obligations

The development site is covered by an existing S106 Unilateral Undertaking (dated 20th November 2017) in relation to planning permission 15/01326/OUT. This Undertaking secures contributions towards Primary Education, Secondary Education, Special Educational Needs (SEN), Primary School Land and Secondary School Land. Additional contributions are required towards these items of infrastructure in line with the uplift in dwellings that is being proposed.

Comments:

The proposed development is a re-plan and increases the number of dwellings on the western part of the residential development by 23 dwellings over and above that permitted through 15/01326/OUT & 19/00895/REM.

A deed of variation is required to the existing S106 Unilateral Undertaking (dated 20th November 2017) to link the new permission reference and to secure additional education contributions in line with the uplift in dwellings.

The existing Unilateral Undertaking contains a matrix mechanism which sets out the contributions required towards primary, secondary and SEN Infrastructure per size of dwelling built. This matrix mechanism is required to be extended so that it applies to the additional 23 dwellings proposed.

In addition the Secondary Land Contribution will need recalculating based on the revised mix and number of dwellings now proposed.

Contributions are assessed based on a direct assessment of likely demand for secondary pupil places arising from the development. The unit mix of the revised uplift of 15/01326/OUT & 19/00895/REM is unclear at this stage - once this has been established the following calculation will be used to assess contributions:

Total amount of land needed to expand Blessed George Napier	1.855ha
Number of places the expansion will provide	353
Number of secondary pupils generated by	U

this uplift	
Land cost per ha (RPIX Nov-16)	£375,000

Calculation:

$(1.855 \times 353) \times U \times £375,000 = \text{contribution required by this uplift}$

Officer's Name: Louise Heavey

Officer's Title: Access to Learning Information Analyst

Date: 17/12/2021