

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

District: Cherwell

Application no: 22/00747/OUT

Proposal: Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.

Location: Land At Bicester Road Kidlington

Response Date: 07/12/2022

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.

Assessment Criteria

Proposal overview and mix /population generation

OCC's response is based on a development as set out in the table below. The development is based on a SHMA mix.

Residential	
1-bed dwellings	45
2-bed dwellings	127
3-bed dwellings	141
4-bed & larger dwellings	57

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	900.64
Nursery children (number of 2- and 3-year olds entitled to funded places)	24.73
Primary pupils	109.96
Secondary pupils including Sixth Form pupils	85.8
Special School pupils	2.25

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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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Strategic Comments

The County Council was consulted on the amendment to the application which involves a design & access statement, ecology, biodiversity and landscape matters.

The County Council's highways objection remains as set out in our initial response dated 28th April 2022. Additional transport comments are attached.

The LLFA objection included with the initial response, has been superseded by a further response dated 10th August 2022 (uploaded to the website 15th August 2022) indicating no objection subject to conditions.

The education response included with the initial response, has been superseded by a further response dated 3rd October 2022 (uploaded to the website 2nd November 2022) indicating no objection subject to varied S106 contributions.

Please see our original response for other relevant responses from County departments.

Officer's Name: Lynette Hughes

Officer's Title: Principal Planner

Date: 07/12/2022

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Transport Schedule

Comments:

This current submission has been made in address of the various responses to the original application. The updated documents that form this submission are not considered to be relevant to Transport and Highways nor are they meant to address comments made in OCC's response dated 28th April 2022.

However, OCC wish to make note of some changes that have been made to the Development Framework Plan and these shall be considered as part of the overall access strategy. These are;

- 2x New bus stops indicated along Bicester Road adjacent to the Hill Development parcel.
- Relocation of the proposed allotments to the south of the development.
- The extension of the combined cycleway/ footway to the Kidlington roundabout.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 01/01/2022