

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

**District:** Cherwell

**Application no:** 22/01682/F

**Proposal:** Development of a ground mounted solar farm incorporating the installation of solar PV panels, associated infrastructure and access, as well as landscape planting and designated ecological enhancement areas.

**Location:** Land North Of Manor Farm, Noke

**Response Date:** 09/10/2022

---

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.

---

**Application no: 22/01682/F**

**Location:** Land North Of Manor Farm, Noke

---

## **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](mailto: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.

**Application no: 22/01682/F**

**Location:** Land North Of Manor Farm, Noke

---

## **Transport Schedule**

**Recommendation:**

**Objection for the following reasons:**

- It has not been demonstrated that the visibility splays available from the proposed site access are adequate for vehicle speeds along Noke Village Road

If, despite OCC's objection, permission is proposed to be granted then OCC requires prior to the issuing of planning permission an obligation to enter into a S278 agreement plus planning conditions as detailed below.

**Comments:**

This response must be read in conjunction with the Transport comments in the previous OCC Single Response dated 20 July 2022.

The new documents in this updated application do not deal specifically with the Highways reason for objection. I see that two of the emails submitted make reference to OCC Highways comments and state that a speed survey will be/has been carried out. However, an updated Transport Statement has not been included and so I am unable to give any further comment or change my recommendation.

**S278 Highway Works:**

Please see previous response dated 20 July 2022.

**Planning Conditions:**

In the event that permission is to be given, the following planning conditions should be attached:

Please see previous response dated 20 July 2022.

**Officer's Name: Roger Plater**  
**Officer's Title: Transport Planner**  
**Date: 5 October 2022**

**Application no: 22/01682/F**

**Location:** Land North Of Manor Farm, Noke

---

**Lead Local Flood Authority**

**Recommendation:**

Objection

**Detailed comments:**

Discharge rates to be based on Qbar greenfield run off rate.

Provide calculations for the 1:100 year storm event plus 40% showing the attenuation volumes required by the swales.

**Officer's Name: Kabier Salam**

**Officer's Title:** LLFA Engineer

**Date:** 30/09/2022