

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

District: Cherwell

Application no: 22/01756/F

Proposal: Alterations and repairs to listed farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access

Location: Stratfield Farm 374 Oxford Road Kidlington OX5 1DL

Response Date: 20th July 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.

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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 - The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view, therefore I offer no objection.

Comments:

The site for consideration is within a wider allocated development identified as PR7a in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review.

The proposal comprises of a listed building consent application for the conversion of the listed farmhouse and outbuildings into 4 no. new dwellings.

The proposed areas of vehicular access to the Site, taken off Oxford Road, being common to both applications. Irrespective of whether the wider site application for development gets approval, the access (to the site) must be accordance to the JPP Consulting drawing no. ENQ4215M-SK01 included in Appendix C of the TA.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 01/07/2022

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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Clarification required on the 10% urban creep.
- Provide ownership details of watercourse and provide permission to connect.
- Provide phasing plan.

Detailed comments:

Clarify whether 10% urban creep has been allowed for in the catchment plan drawing.

Provide ownership details of the watercourse and provide permission to connect.

Provide phasing plan which the development will follow during detailed stage. Each phase should be able to stand alone to mitigate flood risk.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 20/07/2022

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Archaeology

Recommendation:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The site lies in an area of archaeological interest, however, the land surrounding Stratfield farm has recently been subject to an archaeological evaluation which did not record any significant archaeological remains.

Officer's Name: Victora Green

Officer's Title: Planning Archaeologist

Date: 6th July 2022