

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

District: Cherwell

Application no: 22/02866/OUT

Proposal: OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration

Location: Land East Of, Ploughley Road, Ambrosden

Response Date: 28/04/2023

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 taken from the application form.

Residential	
1-bed dwellings	15
2-bed dwellings	31
3-bed dwellings	52
4-bed & larger dwellings	22

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	299.60
Nursery children (number of 2- and 3-year olds entitled to funded places)	8.09
Primary pupils	36.50
Secondary pupils including Sixth Form pupils	28.63
Special School pupils	0.75
65+ year olds	31.28

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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 - £3,750**
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

No objection subject to:

- **S106 Contributions** as summarised in the table below and justified in this Schedule:
- **An obligation to enter into a S278** agreement as detailed below.
- **Planning Conditions** as detailed below.
- Note should be taken of the **informatives** stated below.

S106 Contributions

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	135,960	December 2021	RPI-x	Maintaining and/or improving bus routes that serve <u>Ambrosden</u>
Travel Plan Monitoring	1,558	September 2022	RPI-x	Monitoring of the Travel Plan for five years
Public Rights of Way	30,000	September 2022	Baxter	Improvements to the <u>PRoW</u> network in the vicinity of the site
Total	167,518			

Other obligations:

- Off-site highway works:
 - Widening of the cycletrack beside Ploughley Road to 3.0m (where practical to do so) between the A41 and Briar Furlong
 - Traffic-calming measures adjacent to the site access on Ploughley Road
 - Two bus stops on Ploughley Road

Comments:

This response must be read in conjunction with the two previous Transport Schedules contained within the OCC responses dated 3 November 2022 and 31 January 2023, which remain valid.

The revised proposal indicates the pedestrian access route to West Hawthorn Road connecting with bridleway 105/6/20 about 15m further north than previously shown. There is no objection to this in principle; however, the applicant should consider whether this 15m of bridleway will be re-surfaced in a manner similar to that shown in the “Existing Track Connection to On Site Development” drawing included in the Transport Assessment Addendum. Any new path surface should follow the desire line.

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended):

Please refer to previous OCC response

S278 Highway Works:

Please refer to previous OCC response

Planning Conditions:

Please refer to previous OCC response

Informative:

Please refer to previous OCC response

Officer's Name: Roger Plater
Officer's Title: Transport Planner
Date: 24/04/2023

Application no: 22/02866/OUT

Location: Land East Of, Ploughley Road, Ambrosden

Archaeology

Recommendation:

The documents submitted at this stage do not alter our advice given in January 2023.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 26/04/2023