

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

District: Cherwell

Application no: 23/02098/OUT

Proposal: Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Response Date: 12/09/2023

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.

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Strategic Planning

The application

This is an outline application with all matters reserved for a range of activities as set out in the application description, intended to create a new neighbourhood centred on the existing Begbroke Science Park, referred to as the Begbroke Innovation District (BID).

The outline application follows a period of preapplication discussions (ref 22/02907/preapp) supported by a Planning Performance Agreement (PPA).

The developer, Oxford University Development (OUD) helpfully provided information online and undertook public consultation. The webpage is:

<https://oudl.co.uk/current-projects/#Four>.

Attached responses

Please see the attached LLFA, Public Health, Archaeology, Education, Property – School Sites, Property - Library Service, Waste Management, Property – Non-Schools and Specialist Housing comments. There is an LLFA objection, a Property – School Sites objection and a Public Health objection.

A Transport response will be forwarded shortly when it is completed.

The Archaeology response was previously sent on 14 August 2023 and published on the application page advising that some trial trenching reported on with the application has identified a range of archaeological features and further trial trenching is required covering remaining parts of the site, and that needs to be reported on and considered before this application is brought to a Planning Committee. It is expected that there will be archaeological constraints on development given the potential significance of finds.

Allocation

The application covers the majority of the site allocated in Policy PR8 referred to as East of the A44 at Begbroke.

The allocation was made in the Local Plan Partial Review, adopted in 2020. All of the Partial Review allocations were made to address Oxford's unmet housing need.

While the allocation covers some 190 hectares, only some 125 hectares were removed from the Green Belt.

Development Brief

At the time of writing, the District Council has not published a Development Brief for public consultation. Development Briefs have been prepared for all the other sites allocated in the Local Plan Partial Review. Development Briefs provide an additional level of detail useful for masterplanning as well as for detailed matters, but because this application has been lodged, we need to respond without the benefit of referring to that brief. The County Council will comment on the brief when published for public consultation.

Surroundings

Within the allocated site, the following areas are not included in this application:

- Land adjoining to the South – There has been a public EIA scoping application ref 21/00758/SCOP, by Hallam Land Management, for 300 homes on this land. The County's responses are therefore written on the basis that an application in accordance with the EIA scoping is likely to come forward soon.
- Land adjoining owned by Newcore, containing Yarnton Nurseries and a builders yard – The County's responses are written on the basis that development on that site is likely.
- A few houses and the Travellers' site along Sandy Lane – The County's responses recognise that those uses need to be considered, for example in respect of continued vehicle access, noting that one of these houses is east of the railway line.

Within the allocated site, there exists the current Begbroke Hill Road and the Begbroke Science Park. Begbroke Hill is currently an unadopted road. Some buildings within the Science Park are shown for demolition on the indicative demolition plan provided with the application.

Part of Sandy Lane is within the application site. Sandy Lane is public highway, and any proposals to close the road would be subject to a separate procedure. Sandy Lane crosses the railway line with a level crossing. Network Rail has undertaken [public consultation June/July 2023](#) and EIA screening ref TWA/2/2/0196 and refs 22/03054/SO and 23/00524/SO about closing the level crossing and enabling pedestrians and cyclists to cross in the vicinity by means of a bridge. This application includes an illustrative masterplan for a different form of crossing in a location further north but notes that the bridge is not part of the application.

Adjoining the allocated site, there are the following:

- The residential area of Begbroke around the A44, Fernhill Road, Begbroke Lane and Willow Way to the north of the allocation.
- A single house on the A44 which appears as 'missing tooth'.
- The entire residential area around the A44, Sandy Lane, Broad Field Road, Ryder Close, Sandycroft Close, Poppy Close, and Gravel Pits Lane, surrounded east of the A44 by the allocation.
- The Shell service station and facilities, separated from the allocation by a shared use footway/cycleway.

- 0.7ha to the west of the railway line, not allocated but removed from the Green Belt in the Local Plan Partial Review.
- Areas of land to the east of the railway line, in the Green Belt, containing mostly rural uses as well as a disused sewage treatment works.
- Beyond the canal, the residential area of Kidlington, including at the far southern edge, the allocated PR7b site.
- To the south, adjoining the allocation but beyond the Hallam Land ownership, 7.8ha which was removed from the Green Belt further to Policy PR3(a), and identified as safeguarded for potential future development, as explained in paragraph 5.39 of the Local Plan Partial Review.
- On the west side of the A44, the land is almost entirely either part of existing Yarnton or part of the allocated PR9 site west of Yarnton.

Oxford Parkway railway station is the closest existing railway station; Oxford Parkway being a station on the line between Oxford and Bicester Village and Marylebone, with additional East-West Rail services due to start to/from Milton Keynes in December 2024. There is also Hanborough station a similar distance away, on the North Cotswold line between Oxford and Worcester. The railway line which travels through the site is the line between Oxford and Banbury and some services between those points are stopping services and the next closest station which is Tackley. The County's Transport response will address the rail services, including the proposed safeguarding of land for a future Begbroke railway station on this site.

Housing for Oxford's Unmet Need

The PR8 allocation is intended to provide almost half of Cherwell's currently agreed contribution towards Oxford's unmet need for housing i.e. 1,950 houses out of 4,400. Oxford's needs are especially for affordable housing and we expect that the City Council will comment on the affordable housing mix proposed in this application which is different from that expected in the Policy PR2. The County Council's key interests are set out in the attached Social Care — Specialist Housing comments. The mix might also impact on the number of school places required.

The application refers to up to 215,000 square metres of housing, which is around 1,800 homes, which together with 300 homes on the Hallam Land site, and potentially some more houses on small parcels, will likely result in a total in excess of the allocation. The County Council's key interests in respect of the amount of development relates to effects on the transport network and the number of school places required, as set out in attached Education response and to be set out in the Transport response to come. In this case we also have a particular concern to ensure that any overprovision on this site is not at the cost of providing suitably sized and located land for new schools, as set out in the attached Property – School Sites response.

The application suggests a housing trajectory with all houses completed between 2026 and 2033 with a steady number of completions each year. We generally support sites such as this coming forward quickly and welcome more houses being identified where they

make efficient use of land and provide for Oxford's ongoing housing needs. Any additional houses over the number currently agreed should be identified in Cherwell's monitoring reports as additional provision for Oxford's unmet needs.

Expected Regulation 18 Consultation for Local Plan 2040

A report was presented to Cherwell District's Overview and Scrutiny Panel on 16 August and then the District's Executive on 4 September with a draft consultation document attached. The consultation is expected to take place September/October 2023.

The draft document indicates an intention to formally allocate 14.7ha on this site for employment as an extension to Begbroke Science Park. Although the Local Plan Partial Review did not specifically allocate for employment, it identifies that 14.7 hectares should be used to extend Begbroke Science Park on this site, as previewed in the Local Plan Part 1. The location of that proposed allocation within the site shown on Figure 14 of the draft document is not the same as contained in the application, and the District Council may need to consider the implications of that. Otherwise it indicates that the existing allocation for the Land East of the A44 at Begbroke (PR8) will be saved, and therefore there is no change to the policy requirements.

Employment Land, Local Centre, Hotel etc

The extension to Begbroke Science Park and a range of other uses are provided for in the outline application, including retail, restaurants and a hotel. A local centre is envisaged to be integrated with the current Begbroke Science Park.

From a strategic planning point of view, provision for a diverse range of uses is supported as it will enable local needs to be met and reduce the need to travel. However, there may need to be conditions on this outline application so that there are no unintended consequences, for example with a proliferation of restaurants outside of the local centre in locations which might attract car-based travel.

Schools

The scale of growth in the Kidlington/Yarnton/Begbroke area necessitates new schools as set out in the attached Education comments which have regard to the Local Plan Partial Review requirements.

Sites for schools need to be identified and secured for County Council freehold ownership at the outline consent stage. The County Council has set standards for each school site and its surrounds which apply whether the school is to be built by the developer or by the County Council. Our Property — Schools comments are attached and are an objection.

Fire Service

Oxfordshire's Fire Service has separately sent comments dated 22 August 2023 which have been published on the application page.

Biodiversity and Landscape

The County Council has not taken an active role in discussions about ecological surveys, the need for biodiversity net gain, and landscape protection as Cherwell District Council is leading on these matters.

Recreation and Green Space

We welcome the provision of new green spaces. Cherwell District Council will lead on these matters. The County Council's interests are in respect of transport, healthy place shaping and drainage as set out in attached comments or comments to come.

Noise

The railway line, the A44, and Kidlington's airport are key noise generators in this area. Cherwell District Council will lead on noise issues. The County Council's key interests are in respect of healthy place shaping and the school environments as set out in attached comments.

Utilities

We expect that the utility companies and the District Council will ensure that development proceeds with appropriate servicing in place, for example in respect of water supply, sewerage, electricity and broadband. All properties should be served with full fibre broadband in accordance with best practice.

Climate Change and Innovation

We expect this development to be innovative, given it is of a strategic size and well located. The Local Transport and Connectivity Plan requires an Innovation Plan in line with the Innovation Framework and we expected that to be included with this outline application further to the advice we provided at preapplication stage in December 2022.

We expect the development will reflect circular economy principles and that can be set out in the Innovation Plan.

Oxfordshire County Council puts action to address the climate emergency at the heart of our work, in accordance with our Strategic Plan. We expect that Cherwell District Council will seek that this strategic development be an exemplar of sustainable development,

applying the latest net zero carbon standards and good practice guidance, such as the LETI Climate Emergency Design Guide and Royal Town Planning Institute and Town & Country Planning Association's latest joint guidance 'The Climate Crisis – a guide for local authorities on planning for climate change'. We are willing to assist the Councils on their consideration of climate change and innovation now and at future reserved matters stages. The proposed fabric performance of the development should aim to achieve LETI or Passivhaus standards.

At the reserved matters stages, we would expect that the developer would undertake a whole life carbon assessment in relation to each building (as advocated in the ES) to identify opportunities to reduce embodied carbon through design, material specification and construction processes, secured via a suitable planning condition.

For non-domestic buildings, the developer should aim to achieve, as a minimum, BREEAM excellent status and, where possible, an outstanding rating.

A detailed energy masterplan should also be provided at the initial reserved matters stage to demonstrate how the energy use intensity targets and emission reductions will be achieved within the development in line with zero carbon targets, such as high levels of insulation and airtightness and highly efficient low/zero carbon heating (e.g. heat pumps and biomass) and lighting systems (e.g. LEDs). Opportunities for smart local energy systems and use of flexibility to minimise impact on the electricity grid should also be considered.

Further detail on how food growing spaces will be provided within the development to support Oxfordshire's sustainable food network would be welcomed.

Other Sites Nearby

The PR9 Yarnton site, adjoining this site across the A44, is subject to a current outline application ref 21/03522/OUT.

The PR7b Kidlington site, adjoining this site, is subject to a current outline planning application ref 22/01611/OUT as well as a listed building application. There needs to be agreement between the site owners as in respect of the canal bridge that will link the two sites.

To the north, at Oxford Technology Park and at Oxford Airport Gateway there have been a number of planning applications.

The PR7a Kidlington site is subject to two current planning applications ref 22/00747/OUT and 22/03883/F.

The PR6a Water Eaton site is subject to a current outline planning application ref 23/01233/OUT.

Near Oxford Parkway railway station, within a triangle of land, Oxford United Football Club is currently preparing proposals for a stadium. Information can be found on their website and in their EIA scoping application ref 23/02276/SCOP. It could be that the proposed stadium progresses to a planning application before this Begbroke Innovation District application is determined, and the implications of that will also need to be considered.

Local Member Comments

Any Local Member comments, if not sent separately, will be appended to our following response that includes our Transport response.

Officer's Name: Lynette Hughes

Officer's Title: Principal Planner

Date: 12/09/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

Table 2--5 makes reference to existing catchments and their proposed outfalls, its unclear where these catchments are as they are not shown on plan. Provide surface water catchment plan stating the catchments and the locations of the outfalls and discharge rates.

The yellow catchment along Woodstock Road is shown to discharge to the same outfall which is currently facing flooding issues, this is the same outfall as PR9. Clarification is required on the exact outfall location as its not shown on plan.

Phasing plan to be provided, to demonstrate each phase and how it will stand alone in terms of discharging surface water in order to prevent flood risk.

Provide agreed points of surface water discharge.Consent to be provided from the relevant party to make drainage connections and to confirm capacity of the existing outfalls, to ensure the proposed surface water loads does not increase flood risk to the neighbouring sites.

Infiltration testing according to BRE 365 to be provided with its location plan.

Provide calculations for the proposed SuDS, to ensure attenuation volumes can be achieved. Calculations required for all storm events up to and including the 1:100 year storm event plus 40% climate change.

Surface water catchment plan to be provided, showing the extent of the impermeable areas and stating the area after allowing for 10% urban creep.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 29/08/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Archaeology

Recommendation:

Comments

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

Thank you for consulting us on this application, the site lies in an area of considerable archaeological potential, as has been outlined in the submitted Archaeological Desk Based Assessment, geophysical survey and first phase of archaeological trial trenching which has been carried out on the site. A report for this first phase of evaluation has been agreed and submitted with this application. The geophysical survey and trenched evaluation has identified a range of archaeological features across the site including a number of clusters of dense Iron Age and Roman settlement of potential high significance as well as Bronze Age features.

This evaluation has only investigated part of the site however and a further phase of trial trenching will be required prior to the determination of this application, along the northern and eastern edges of the proposal area to establish the character, preservation and date of the features recorded in the geophysical survey to provide sufficient data for their significance to be appropriately assessed as set out in the NPPF paragraph 194. Oxford Archaeology are currently undertaking this further trenching in line with the agreed written scheme of investigation, and the approved report for this should be submitted with the application.

Once the archaeological evaluation has been fully completed and the final report has been submitted, we can then provide further advice.

Officer's Name: Victoria Green
Officer's Title: Planning Archaeologist
Date: 11th August 2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Property- School Sites

Recommendation:

Objection

Introduction:

These comments relate to the three proposed school sites, a 3 FE Primary, a 2FE Primary and an 1100 place Secondary school, that form part of the proposed Begbroke Innovation District development.

OCC has provided the applicant with our Design Criteria for Primary and Secondary schools and other supporting guidance and has been working closely with the applicant through the PPA process. We have also attended the Design Review workshops and provided feedback on the proposed locations as the masterplan has developed. The applicant has not yet provided all the information required to assess the suitability of the proposed school sites, in particular the 2nd Primary school location, nor details of the proposed mitigation required for the Secondary school site for it to be compliant with OCC's requirements.

At present we are not able to comment on the sites in relation to a development brief, as one for this allocation has not yet been prepared for public consultation by Cherwell District Council.

Key issues:

Insufficient information has been provided to assess the suitability of the Secondary School site in the proposed location. See detailed comments below but OCC has particular concerns about the noise from the neighbouring railway line and details are required as to how the required noise level will be achieved.

The location shown for the 2nd Primary school does not meet the Design Criteria for Primary Schools, see detailed comments below. Again, of particular concern is that the required noise level is not achieved by the proposed mitigation.

OCC will not be in a position to remove its objection to the development until it is satisfied that the proposed school sites are suitable for education use.

Detailed comments:

These comments are based on each individual school site.

Primary School 1

The Education Authority requires that the new primary school be designed and built as up to 3 forms of entry. An initial assessment has been undertaken to show that a 3FE school is feasible on this site however further assessment will be required to confirm the layout of the school and required location of the services, access points etc. and a proving layout will need to be developed with the applicant and OCC which indicates the overall building position and surrounding external areas. All details will need to be agreed and set out on a s106 obligation plan for the site.

The proposal to locate Primary School 1 close to the local centre and on the main spine road into the development in the centre of the site is supported.

The site area required for a 3FE primary school is a minimum of 3.01ha and the application documentation and drawings identify a site size of 3.2ha has been safeguarded for the school. The shape and proportions are generally in line with OCC requirements. External areas inclusive of hard play, habitat, playing field, car parking, service areas and pedestrian circulation all appear to be possible to include satisfactorily within the defined school boundary. Parameter Plans PP1 shows the school site boundary in the identified no development zone. The school site boundary and overall area should be calculated excluding the area identified as a no development zone.

Site Access

The location of the school site off a spine road, with highway access achievable from two sides of the site boundary meets OCC's requirements in terms of locating the site in the development with connectivity to the road network. The vehicular access points are to be 6m wide with 2m pedestrian paths either side. These access points must abut adopted highway and the locations shall be agreed with OCC and set out on s106 obligation plans.

Roads in the vicinity of the school site shall be designed to enable coaches to visit the school site and park in the layby, with a continuous circular route out of the development. The roads around schools shall be designed to ensure that there are no dead ends to avoid vehicles reversing near children.

The applicant will need to demonstrate that the proposed levels around the school site shall create level access into the school site, both vehicular and pedestrian and will create a level access to the school building no greater than 1:21. All levels will need to be agreed and set out on s106 obligation plans.

Coach Parking and Pupil Drop Off

Coach parking for the purposes of school trips shall be included on the highway to the northern boundary road within easy walking distance of the school building and pedestrian

accesses into the school. The developer will be required to produce a travel plan framework. The provision for drop-off will need to be agreed with the OCC Highways team, based on the developers' evidence-based assessment of the school's pupil numbers and requirements.

SuDS

In addition to the LLFA comments on the development, the LLFA expectations for SuDS use on School Sites is as follows:

The LLFA recognise that the on-surface stormwater storage on school site can present significant health and safety and management risks and that attenuation/tank storage is no longer acceptable due to long term sustainability.

Therefore, on surface attenuation provision that account for the outfalls from school sites shall be provided external to any school site.

This surface water storage shall form part of the overall surface water management infrastructure and shall fall under the responsibility of the appointed Management and Maintenance Company to maintain in perpetuity.

This will increase sustainability and maximise environmental gain through water resources, biodiversity, landscape, educational functionality, and amenity, as well as reduce overall capital and maintenance liability.

Development around the school site boundary

The adjacency of buildings up to 22m high (D&A Statement 4.8 Masterplan framework) to the east and north needs further consideration. OCC design guidance does not allow for overshadowing or overlooking of the school site in a way that may impact daylight standards or the daily operations of the school. An overshadowing report will be required to confirm the school site will not be impacted.

Services

The ES notes the presence of an existing medium pressure gas main crossing the site and overhead cables (5.17.2 and 5.17.3) and the need for new substations. No overhead cables or underground cables within 5m of the boundary of the site are permitted. Please refer to OCC design requirements for full details.

Acoustics

The school and playing fields need to be situated in a quiet part of the development. The noise levels on unoccupied playing fields used for teaching sport shall not exceed 50dB Laeq,30min, therefore this level is required at the boundary of the school site.

Primary School 2

The Education Authority requires that the 2nd primary school will be designed and built as up to 2 forms of entry. The timing of the delivery will be dependent on the phasing plan and housing mix and will be subject to further discussion.

The site area required for a 2FE primary school is a minimum of 2.22ha and the application documentation and drawings identify a site size of 2.2ha. The correct site area with a shape and proportions in line with OCC requirements for a 2FE school needs to be safeguarded.

The proposed location is not acceptable as the school and playing fields need to be situated in a quiet part of the development. OCC requirements are the noise levels on unoccupied playing fields used for teaching sport shall not exceed 50dB Laeq,30min, and this level is required at the boundary of the school site. The noise levels at the boundary of the proposed site exceeds this level even with the proposed mitigation of 2m high barrier around the southern and western boundary of Primary School 2 site to mitigate the noise from the nearby A44.

The shape of the site should be rectangular. Site dimensions are required to confirm if the shape and proportions are in line with OCC requirements. A proving layout, which we will assist with preparing, is needed to confirm the external areas inclusive of hard play, habitat, playing field, car parking, service areas and pedestrian circulation can all be satisfactorily accommodated within the defined school boundary.

The proposed development includes buffer zones of 10m to major infrastructure (i.e., adjacent major roads and the railway) to aid in lowering noise levels at the potential future façades. These zones are illustrated in the Land Use and Development Zones Parameter Plan. The Parameter Plan PP1 shows the school site boundary within the identified no development zone. The school site boundary and overall area should be calculated excluding the area identified as a no development zone.

Site Access

The proposed location of the school site is more removed from the local centre and bus route and will be serving the housing to the south of the development. A proving layout is needed to ensure the site is located with connectivity to the road, footpath and cycle network. The roads around schools must be designed to ensure that there are no dead ends to avoid vehicles reversing near children and shall be designed to enable coaches to visit the school site and park in a layby, with a continuous circular route out of the development.

The vehicular access points are to be 6m wide with 2m pedestrian paths either side. These access points must abut adopted highway and the locations shall be agreed with OCC and set out on s106 obligation plans.

The applicant will need to demonstrate that the proposed levels around the school site shall create level access into the school site, both vehicular and pedestrian and will create a level access to the school building no greater than 1:21. All levels will need to be agreed and set out on s106 obligation plans.

Coach Parking and Pupil Drop Off

The requirements are as per Primary School 1 above.

SuDS

The requirements are as per Primary School 1 above.

Services

The requirements are as per Primary School 1 above.

1100 Place Secondary School

The Education Authority requires that a new Secondary School be designed and built as up to 900 places with land safeguarded for expansion by a further 200 places. The land requirement is for a total site area of 8.03ha: 6.77ha core site with a further 1.26ha secured for future expansion.

Extensive discussions have taken place with the applicant over the proposed location of the secondary school. The location shown is restricted, mainly by Sandy Lane to the north, the central park to the west and the railway line to the east. The site will require mitigation for noise, the brook to the southeast, site levels, drainage etc. The County Council is currently not convinced that this is a good location for the secondary school site. A full assessment will be required to confirm the proposed site can accommodate the required layout of the school and confirm the external areas inclusive of sports pitches, hard play, habitat, car parking, service areas and pedestrian circulation can all be satisfactorily accommodated within the defined school boundary. The Parameter Plan PP1 shows the school site boundary in the identified no development zone. The school site boundary and overall area should be calculated excluding the area identified as a no development zone.

ES Section 5.12.1 proposes the infill of the existing brook with a replacement channel located outside the school boundary and linked to a 2,960m² flood storage area. This requires approval from OCC as the LLFA (see SuDS below) before the site can be agreed.

Site wide regrading is also proposed, and levels need to be agreed to ensure the school site has level access to the highway network. The applicant will need to demonstrate that the proposed levels around the school site shall create level access into the school site, both vehicular and pedestrian and will create a level access to the school building no greater than 1:21. If there are stepped changes in the levels across the site, additional site area will be required to ensure the usable area of land does not fall below the required 8.2

ha. A proving layout with finished levels will need to be agreed with the applicant. OCC's Design Guidance for Secondary Schools has been provided and the applicant should refer to the guidance for details on the information required.

Site Access

The location of the school site adjacent to the railway line restricts permeability into the site and careful consideration will be needed to ensure sufficient vehicle and pedestrian access points are provided to ensure the operation of the school is not compromised.

OCC's requirements in terms of locating the site in the development with connectivity to the road network is to ensure that roads around schools shall be designed to ensure that there are no dead ends to avoid vehicles reversing near children. Roads shall be designed to enable coaches to visit the school site and park in a layby, with a continuous circular route out of the development.

The vehicular access points are to be 6m wide with 2m pedestrian paths either side and a minimum of 6 vehicle / pedestrian access points are required. These access points must abut adopted highway and the locations shall be agreed with OCC and set out on s106 obligation plans.

Acoustics

The school and playing fields need to be situated in a quiet part of the development. The noise levels on unoccupied playing fields used for teaching sport shall not exceed 50dB Laeq,30min, therefore this level is required at the boundary of the school site. The ES 10.6.8 notes the need for schools to be sited and designed to provide a suitable external noise environment and for school buildings to be naturally ventilated where possible. Noise attenuation in the form of bunding and a 2.5m acoustic fence alongside the eastern site boundary with the railway is proposed to achieve a 10 dB reduction in noise levels. This level will still be above the 50dB Laeq,30min requirement in OCC's guidance and therefore further mitigation is required.

Development around the school site boundary

A location close to the extension of the existing science park is welcomed to promote greater interaction between the school and neighbouring business uses.

The adjacency of buildings up to 22m high (D&A Statement 4.8 Masterplan framework) to the north needs further consideration. OCC design guidance does not allow for overshadowing or overlooking of the school site that may impact daylight standards or on the daily operations of the school and an overshadowing analysis will be required to demonstrate the school site will not be impacted.

Coach Parking and Pupil Drop Off

Coach parking for the purposes of school trips shall be included on the highway and within easy walking distance of the school building and pedestrian accesses into the school. The provision for drop-off will need to be agreed with the OCC Highways team, based on the developers' evidence-based assessment of the school's pupil numbers and requirements.

An on-site coach drop-off facility is also required located adjacent to the sports hall. This will need to be strategically situated to enable the area to double up for other functions once the school day commences and adjacent to the sports hall/ playing field for out of hours events.

SuDS

The requirements are as per Primary School 1 above.

Services

The ES notes the presence of an existing medium pressure gas main crossing the development site and overhead cables crossing the secondary school site (5.17.2 and 5.17.3) No overhead cables are permitted to cross the school site nor underground cables within 5m of the boundary of the site. The ES also refers to the need for new substations which must be outside of school boundaries. Please refer to OCC design requirements for full details on the permitted distances from the school boundary.

Community Use

We note the application refers to the provision of a 4-court sports hall on the school site with access for community use. The community use of all the school buildings will be determined by the operating academy and cannot be mandated by OCC. Therefore, we cannot require this as a S106 requirement within the school boundary.

The Design and Access statement (page 167) also includes the shared use of a full-sized artificial turf senior football pitch within the secondary school site. This will also be at the discretion of the operating academy to determine community use and this area (0.8ha) should not be counted towards the social infrastructure requirements.

All school sites must be transferred to OCC fully remediated and serviced, suitable for use by a school of the required size.

Officer's Name: Deborah Wyatt

Officer's Title: Strategic Liaison Manager

Date: 11/09/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Public Health

Recommendation:

Objection

Key issues:

- Masterplan
- Assessment of HIA
- Green Space
- Public Rights of Way, Walking and Cycling
- Hot Food Takeaways
- Air Quality
- Noise
- Stewardship

A revised Health Impact Assessment is needed to address the points summarised in our review.

A detailed noise impact assessment is required to assess the impact of noise from the main line railway on the proposed new secondary school.

Conditions:

Approval of the application should be conditional on agreement relating to provision of a safe pedestrian and cyclist crossing of the A44 to the west of the site.

Detailed comments:

Introduction

These comments relate to the outline application by OUD – ‘Begbroke Innovation District’ for residential development of up to 1,800 dwellings with associated infrastructure and public amenity. The following comments relate to the proposal’s potential impact on human health.

We note the lack of a development brief associated with this site. However, we will require this development to align with and reflect healthy place shaping principles, as detailed in other development briefs associated with the PR8 development.

Masterplan/D&A Statement

We note from the masterplan that the proposed site will contain tree-lined avenues and a combination of formal and informal green spaces. The use of green spaces throughout the site will support easy access to nature and has the potential to provide urban cooling. We welcome the distribution of community growing spaces across the development to provide easy access from all residential areas. Detailed design needs to identify which elements of green space will meet the Natural England standard of 'green in 15' and whether different tenure types will have equitable connections to green spaces. Further information is required on the applicant's proposed stewardship model to ensure that green spaces and the public realm are effectively maintained.

The Design and Access Statement (part 1) shows a map of existing, future and 'to be improved' cycle routes within and around the site. It also states that Sandy Lane is intended to be closed to traffic and instead provided as an active travel corridor to support walking and cycling; this is supported.

With land reserved for primary and secondary school use within the site, it will be important for the applicant to consider how walking and cycling to the school site are made the easiest option, with adequate footway/cycleways, onsite storage and measures to restrict car idling at peak times of the day.

The proposals include the potential construction of a new hotel – this would bring a demand for parking, which should be resisted, and the hotel should be advertised as a sustainable and largely car-free location where visitors are able to easily travel to and from the site via sustainable transport links, such as shuttle buses to nearby train stations. This ties in with the 'car as a guest' theme that the applicant refers to in their supporting documents.

It is evident in part 3 of the Design and Access Statement that walking trails of varying distances will exist within and around the site. It will be essential that these are well-signposted so to encourage their usage. It will also be pertinent to ensure these routes connect to exterior routes including regional public rights of way and that these are delivered in the first phase of the development to promote active travel within, and to and from, the site.

The range of dwelling and tenure types and the provision of 50% affordable housing is welcomed.

Public Rights of Way (PRoW)

There are a number of existing walking and cycling routes within and surrounding the boundary of the site, including the promoted route 'Oxford Greenbelt Way' along the eastern boundary.

It is the responsibility of the developer to ensure that their application takes account of the legally recorded route and width of any public rights of way as recorded in the definitive map and statement. Public rights of way through the site need to be integrated with the development and provided to a standard to meet the pressures caused by the

development. This may include upgrades to some footpaths to enable cycling or horse riding and better access for commuters or people with lower agility. Where necessary, PRow mitigation and improvement measures onsite need to be undertaken prior to first occupation so that new residents can use the facilities without causing additional impacts and without affecting existing users to ensure public amenity is maintained. Routes must remain useable at all times during a development's construction lifecycle. Access provision for walkers, cyclists and horse riders as vulnerable road users' needs to be maintained. This means ensuring noise, dust, vehicle etc impacts are prevented. The development should be designed and implemented to fit in with the existing public rights of way network. Any proposals for temporary closure/diversion need to have an accessible, level, safe and reasonably direct diversion route provided with necessary safety fencing and stand-off to ensure public amenity is maintained for the duration of the disturbance.

The Local Plan anticipates a walking and cycling link to Oxford Parkway Railway Station via a new link through and over a new canal bridge to the PR7b site, then linking in with other walking and cycling paths. We see that such is proposed in the indicative masterplan. An active travel link is important.

Hot Food Takeaways

A range of services and facilities are proposed within the development, of which hot food takeaways are mentioned. The Public Health team are working with County and District Policy teams to encourage applications for hot food takeaways to be restricted, especially within a specific radius of schools. This is to discourage unhealthy eating habits and help to tackle the growing issue of childhood obesity. We note that three school sites are proposed as part of this development, and would be concerned if hot food takeaways are proposed in close proximity at Reserved Matters stages. We seek that any hot food takeaway be at least 600m walking distance of schools, youth facilities or other locations where young people gather.

Air Quality

The following comments relate to chapter 11 of the Environmental Statement which focuses on Air Quality. It is noted that the Canal and River Trust had previously commented that the applicant should consider users of the canal towpath and occupants of moored boats as sensitive receptors during the construction phase of the development. This is partially resolved in that the AQ chapter considers moored boats as sensitive receptors from dust and particulate matter during construction. However, it doesn't appear to have taken into account those walking and cycling along the towpath, as well as those using other PRow in the vicinity of the site.

Noise

The following comments relate to chapter 10 of the Environmental Statement which focuses on Noise and Vibration. It is noted that land has been set aside for the potential development of a future railway station, but this hasn't been accounted for in the assessment because any impacts are unknown. There is, however, a high volume of rail traffic along the existing railway line and this brings the potential for noise impacts to the proposed development. In particular, the land set aside for the new secondary school sits

directly to the west of the railway line. We would like the applicant to set out how they would use natural or man-made buffers to separate future staff and students at the school site from potentially intrusive noise from the railway. A detailed noise impact assessment is required to assess the impact of noise from the main line railway on the proposed new secondary school.

Active Travel

We recognise that the final locations of the future school sites have not been confirmed, however it is clear from the documentation provided that the secondary school is likely to be positioned adjacent to the railway line. It is noted from the detailed masterplan that a selection of pedestrian and cycle routes are proposed. The detailed design should identify a location for school drop-off traffic, including buses, to ensure that children and parents feel safe travelling to and from the school sites via sustainable and healthy modes.

Several pedestrian and cycle routes are shown to connect to the A44 to the west of the development site, although it is not made clear how people travelling on foot or by bike will be able to cross this busy road, in order to link into Yarnton village and beyond. This is an important gap in the design of the development and needs to be addressed to avoid severance between the new site and the existing community at Yarnton.

Health Impact Assessment (HIA)

The public health team have reviewed the HIA to assess the impact of the proposal on human health and wellbeing. A summary of our recommendations can be found below, while the full HIA Review will be submitted as a separate document.

Recommendations

The Health Profile in Table 4.1 needs to be expanded to include:

- Healthy life expectancy
- Hospital admissions data (especially where it differs – better or worse than the national average)
- Health inequalities data – see https://public.tableau.com/views/OxfordshireLocalArealInequalitiesDashboard/Areaprofiles?embed=y%3Adisplay_count%3AshowVizHome=no
- Add smoking levels to risk factors
- Reference local data related to healthy weight by accessing information in <https://storymaps.arcgis.com/collections/e73fd31a35d4436d89711213d7a6c954>
- Under wider determinants include data on:
 - o Household deprivation/benefit claimants /socio-economic status/ /nitrogen dioxide levels

Wherever possible it should quote data at the MSOA level for Begbroke, Yarnton and Water Eaton.

Identification of Vulnerable Population Groups

The table on page 19 which lists health priorities and identifies potentially vulnerable groups needs to be expanded. It is not clear what is the source of the health priorities listed and it does not refer to the priorities in 2.15 in Cherwell's Sustainable Community Strategy nor 2.17, the local issues identified in the review of Cherwell's Local Plan. These need to be reflected in the table and the relevant vulnerable populations identified.

The health impacts (positive and negative) of the development then needs to be reassessed against the revised list of vulnerable population groups The summary table in the conclusion needs to be updated to reflect this.

Assessing Health Impacts

Healthy Weight Environment

The potential negative impacts of access to fast food outlets in the local centre need to be mitigated at Reserved Matters stages.

Noise and Vibration

Noise monitoring and mitigation is recognised as being potentially negative or requiring mitigation.

Traffic and Transport

The HIA states that there will not be any negative impacts (in terms of severance, pedestrian delay, fear or road safety) in terms of transport and access. Our transport comments will address this. We have a particular concern about the potential negative impact of inadequate pedestrian/cyclist access from Yarnton across the A44 to the development. This will potentially have significant harm as secondary school children will need to cross this busy A-road to access the new secondary school. We expect that there will be safe, pleasant crossings of the A44, promoting active travel and connecting the new development with the existing community of Yarnton as well as future residents. This needs to be clearly identified at this outline stage.

Access to Services

S5.126 The HIA states that the increase in population of 4,200 residents, requiring 2 FTE GPs would not have a negative impact as ICBs can adjust the funding for changes in the population annually. However, this assumes that there is capacity within existing primary care estates for additional clinical staff to see new patients. The HIA needs to identify the risk that this would have a negative impact on residents' ability to access primary health care services unless mitigation is made in terms of funding to expand the provision of primary care facilities.

Officers' Names: Rosie Rowe and John Lee

Officers' Titles: Head of Healthy Place Shaping and Health Improvement Practitioner

Date: 11/09/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Property – Library Service

Recommendation:

No objection subject to:

S106 contributions as summarised below:

Contribution towards	Amount	Indexation
Towards expanding capacity at Kidlington Library	£134,070	BCIS TPI 349
Towards library stock at Kidlington Library	£59,098	RPIx December 2022
Total	£193,168	

Justification:

Oxfordshire County Council has a statutory duty under the Public Libraries and Museums Act 1964 'to provide a comprehensive and efficient library service for all persons' in the area that want to make use of it, that includes those living, working or studying in the area.

For library facilities, the adopted standard for publicly available library floor space is 23m² per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc.), totalling 27.5m² per 1,000 head of population. The forecast population for this site is 4,320 people. Based on this, the area of the library required is 118M².

This site is served by Kidlington Library but it is unable to accommodate such expansion. This development will nevertheless place increased pressure on the local library. Instead, to ensure Kidlington Library is able to provide for planned growth north of Oxford this library can be reconfigured with associated refurbishment to expand capacity within the existing footprint. The reconfiguration of the existing layout will be designed to make more efficient use of space by increasing shelving capacity; provide moveable shelving to allow for events and activities and, provide additional study space.

The cost of reconfiguring and refitting Kidlington Library is calculated at £327,000 (BCIS TPI 349).

Based on the Local Plan allocation, this site represents 41% of the 'PR' sites (4,400). A proportionate contribution of £134,070 is therefore required.

A contribution towards library stock will also be required based on 1.5 items per resident at a cost of £9.12 per item (RPIx Dec 2022). The expected population forecast for this development is 4,320 people. The contribution towards library stock is therefore £59,098.

Officer's Name: Mark McCree

Officer's Title: Service Manager Libraries and Heritage

Date: 04/09/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Waste Management

Recommendation:

No objection subject to S106 contributions

Legal agreement required to secure:

No objection subject to:

- S106 Contributions as summarised in the tables below and justified in this Schedule.

Contribution	Amount	Price base	Index	Towards (details)
Household Waste Recycling Centres	£169,128	327	BCIS All-In TPI	Expansion and efficiency of Household Waste Recycling Centres (HWRC)

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

£169,128 Household Waste Recycling Centre Contribution indexed from Index Value 327 using BCIS All-in Tender Price Index

Towards:

The expansion and efficiency of Household Waste Recycling Centre (HWRC) capacity.

Justification:

1. Oxfordshire County Council, as a Waste Disposal Authority, is required under the Environmental Protection Act 1990 (Section 51) to arrange:

“for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited”;

and that

“(a) each place is situated either within the area of the authority or so as to be reasonably accessible to persons resident in its area;

(b) each place is available for the deposit of waste at all reasonable times (including at least one period on the Saturday or following day of each week except a week in which the Saturday is 25th December or 1st January);

(c) each place is available for the deposit of waste free of charge by persons resident in the area;”

2. Such places are known as Household Waste Recycling Centres (HWRCs) and Oxfordshire County Council provides seven HWRCs throughout the County. This network of sites is no longer fit for purpose and is over capacity.
3. Site capacity is assessed by comparing the number of visitors on site at any one time (as measured by traffic monitoring) to the available space. This analysis shows that all sites are currently ‘over capacity’ (meaning residents need to queue before they are able to deposit materials) at peak times, and many sites are nearing capacity during off peak times. The proposed development will provide 1,800 dwellings. If each household makes four trips per annum the development would impact on the already over capacity HWRCs by an additional 7,200 HWRC visits per year.
4. Congestion on site can reduce recycling as residents who have already queued to enter are less willing to take the time necessary to sort materials into the correct bin. Reduced recycling leads to higher costs and an adverse impact on the environment. As all sites are currently over capacity, population growth linked to new housing developments will increase the pressure on the sites.
5. The Waste Regulations (England and Wales) 2011 require that waste is dealt with according to the waste hierarchy. The County Council provides a large number of appropriate containers and storage areas at HWRCs to maximise the amount of waste reused or recycled that is delivered by local residents. However, to manage the waste appropriately this requires more space and infrastructure meaning the pressures of new developments are increasingly felt. Combined with the complex and varied nature of materials delivered to site it will become increasingly difficult over time to comply with the EU Waste Framework Directive 2008, enacted through the Waste Regulations (England and Wales) 2011 (as amended), maintain performance and a good level of service especially at busy and peak times.

Calculation:

Space at HWRC required per dwelling (m ²)	0.18	Current land available 41,000m ² , needs to increase by 28% to cope with current capacity issues. Space for reuse requires an additional 7%. Therefore, total land required for current dwellings (300,090) is 55,350 m ² , or 0.18m ² per dwelling
Infrastructure cost per m ²	£275	Kidlington build cost/m ² indexed to 327 BCIS
Land cost per m ²	£247	Senior Estates Surveyor valuation
Total land and infrastructure cost /m ²	£522	
Cost/dwelling	£93.96	
No of dwellings in the development	1,800	
Total contributions requested	£169,128	

Detailed comments:

Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. Enabling residents of new dwellings to fully participate in district council waste and recycling collections is vital to allow Oxfordshire's high recycling rates to be maintained and reduce the amount of non-recyclable waste generated.

Given the pressing urgency of climate change and the need to embed the principles of the circular economy into all areas of our society, we encourage the applicant to consider including community spaces that help reduce waste and build community cohesion through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc.

The applicant has set out the proposed approach to waste management in their Operational Waste Management Plan document and when considered at a subsequent reserved matters application, the development must be in accordance with waste management policies in Cherwell District Council's waste planning guidance and other applicable policies and regulations.

Bin storage areas must be able to accommodate the correct number of mixed recycling, refuse and food recycling bins; be safe and easy to use for residents and waste collection crews and meet the requirements of the waste collection authority.

The development will increase domestic waste arisings and the demand for all waste management services including Household Waste Recycling Centres (HWRCs).

Conditions:

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

N/A

Officer's Name: Mark Watson

Officer's Title: Waste Strategy Projects Officer

Date: 17 August 2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Property – Non Schools

Recommendation:

No objection subject to:

S106 contributions as summarised below:

Contribution	Amount £	Price Base	Index	Towards (details)
Library Provision	See separate response direct from service manager			
Adult Day Care - Community Support Services	Tbc	Tbc	Tbc	Increased capacity at community support centre
Archaeological Storage	Tbc	Tbc	tbc	Increased capacity at Standlake Storage Centre
Household Waste and Recycling Centre	See separate response direct from service manager			

Adult Day care

A development of this size will create demand for Adults Day Services. Demand in this area would be picked up by Oxford Community Support Service and Bicester and Abingdon Day Centres.

An analysis of the capability of the centres to meet the needs of the development is being undertaken. Contributions may be sought when the study is concluded. Alternatively, space may be sought within the proposed community building.

Archaeological Storage

Existing storage facilities based in Standlake will not hold capacity to meet the needs of the development. Work is in hand to assess the potential for extension of the existing building, the capacity that extension would have, and its capital costs. A mechanism for developer contributions would then be applied through the section 106 process.

Officer's Name: Emily Williams

Officer's Title: Senior Corporate Assets Officer

Date: 04/09/2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Education Schedule

Recommendation:

No objection subject to:

- **S106 Contributions** as summarised in the tables below and justified in this Schedule.

Contribution	Amount £	Price base	Index	Towards (details)
Primary and nursery education	£19,200,000	327	BCIS All-In TPI	New primary schools serving the development
Secondary education	£11,891,068	327	BCIS All-In TPI	Secondary education capacity serving the development
Special education	£1,256,374	327	BCIS All-In TPI	Special school education capacity serving the development
Total	£ 32,347,442	327	BCIS All-In TPI	

Land	ha	Use
Land - Primary 1 (remediated and serviced)	3.01	Primary school #1 - up to 3 forms of entry.
Land – Primary 2 (remediated and serviced)	2.22	Primary school #2 - up to 2 forms of entry
Land – Secondary Core (remediated and serviced)	6.77	Secondary school - up to 900 places
Land – Secondary expansion option (remediated and serviced)	1.26	For potential expansion of secondary school up to 1,100 places

General comments

The applicant has helpfully provided an Education Provision Strategy (as part of their Planning Statement), the general intentions of which the county council can support, with the following comments.

Planning Statement paragraph 5.29 correctly states that the planned new secondary school located within this development is intended to meet the needs arising from all PR sites. As such, all relevant developments will be required to contribute towards the land and construction costs of the new school in a proportionate manner.

Planning Statement paragraph 5.30 states that the primary schools "are intended to meet the needs arising from PR8 only". On this issue, the Education Provision Strategy paragraph 3.3 is more accurate, in stating "the primary schools are primarily intended to serve the PR8 site and its neighbours".

The Education Provision Strategy proposes an Education Review Mechanism managed by a group of stakeholders to respond to emerging data about the need for school places. It is unclear what status such a group would have, given that the county council is the only body with a statutory duty to ensure sufficient school places. The county council needs to plan school capacity strategically, which requires consideration of need beyond the limits of any one specific development. It would also not be appropriate for academy operators to be directly involved in decision-making about how the county council meets its statutory responsibilities, as this could involve conflicts of interest. The drafting of the S106 agreement can build in opportunities to respond to changing demographics, for example

through the setting of option periods to give flexibility on when new schools need to be delivered. This does not require a specific mechanism or stakeholder group.

Planning Statement paragraph 6.1 states that "*Oxford University is keen in principle to be involved in the delivery and operation of schools on the site.*" Under current school planning legislation, the local authority is responsible for determining how additional school provision should be delivered. This could be via:

(a) Expansion of an existing school on its current site - if the school is an academy, the responsible academy trust would work with the local authority to develop a business case to submit to the Department for Education (DfE) with the ultimate decision being taken by the DfE Regional Director, on behalf of the Secretary of State; otherwise the decision-maker is the local authority. Given the scale of growth encompassed by the PR sites, the local authority has already identified that additional schools are required i.e. education capacity needs cannot be met by expansion of existing schools on their own sites.

(b) Expansion of an existing school onto a satellite site - the same decision-making processes apply, and it is necessary to demonstrate that the two sites will genuinely be one school, and that a separate new school is not more appropriate, which is largely determined by the scale of expansion required, given there is a minimum viable size for any new school. For the scale of this application, the local authority has already identified this is not an option for primary school provision, and that the development requires new onsite school(s). It remains a possibility for secondary education provision, but that would not be confirmed until there is a clearer timescale of need for the new facility, so that the decision can be based on the latest available data. If this route is pursued, the local authority would work with the relevant academy trust to plan the expansion.

(c) A separate new school, which would be expected to open as an academy. The Local Authority is responsible for running a competitive process to identify an academy trust to operate the school, with the ultimate decision being taken by the DfE Regional Director, on behalf of the Secretary of State.

(d) It is sometimes possible for an approved academy sponsor to submit its own application to open a new school to the DfE outside of local authority processes, through so-called "free school waves". These waves are sometimes targeted at specific types of school, e.g. Maths specialist schools. Oxfordshire does not currently meet the DfE's prioritisation criteria for the recent wave schemes, and there is no certainty regarding future opportunities.

Oxford University is not currently an approved academy sponsor, but could choose to apply to become one, or work with an existing academy sponsor to support a bid to run any new schools.

Section 7 of the Education Provision Strategy sets out the applicant's aspirations for community use of school facilities. As recognised in paragraph 7.3, community use of school facilities is always at the discretion of the school management. Secondary school facilities in particular are often made available to the community (the management of community use is more challenging for primary schools, given their smaller management capacity), and the county council includes in its specification for academy sponsors of new

schools a requirement for a positive approach to community use. The county council does not consider this is appropriate for inclusion within the Section 106 agreement, however, as the details of use need to be determined by the academy operator, which will not be appointed at the time of agreeing the S106.

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

£19,200,000 Primary and Nursery School Contribution indexed from TPI = 327

Justification:

On the basis of the housing mix set out below and the indicative housing delivery rate shown in the Planning Statement, this proposal is expected to generate 109 nursery age pupils and 526 primary pupils. However, it is noted that at this stage the exact housing number and mix is to be determined, and the pupil generation cannot be confirmed at this stage. In addition, the Policy PR8 site includes two other parcels of land, the school capacity needs of which need to be met by the new schools planned on the applicant's site. In total, this would be expected to bring combined primary pupil generation close to, or above, 3 forms of entry.

In order to provide the necessary flexibility to ensure sufficient primary school capacity to serve the area, this application is required to provide two new primary schools. Based on the current proposals, these would be a 2-form entry school and a 1 form entry school, the latter having scope to expand to 2 forms of entry if longer term population growth requires this. This would require two primary school sites, each of at least 2.22ha, meeting the local authority's school site standards (as covered by the Property section of this response). The local authority has also advised that there are benefits to facilitating the first primary school site to be up to 3 forms of entry, as if by the time of construction it can be confirmed that no more than 3 forms of entry will be required to meet the needs of the local population, this could enable the release of the second primary school site. To provide this flexibility, the first primary school site would need to be at least 3.01ha, and it is noted that the application provides a sufficient site area.

This application is therefore required to fully fund primary school #1 as a 2-form entry school. The current estimated cost of a 2-form entry primary school is £11,454,000 at BCIS TPI = 327.

This application is further required to fully fund primary school #2 as a 1-form entry school. The current estimated cost of a 1-form entry primary school is £7,746,000 at BCIS TPI = 327.

Required timing of delivery of the school(s) is to be confirmed once there is a timescale for the development and will take into account the local context at that time, but typically, new

primary schools within developments of this scale are needed by approximately 400-500 occupations.

Calculation:

Number of primary and nursery pupils expected to be generated	635
Cost of a new <u>2FE</u> primary school	£11,454,000
Cost of a new <u>1FE</u> primary school	£7,746,000
Total requested	£ 19,200,000

£11,891,068 Secondary School Contribution indexed from TPI = 327

Justification:

A new secondary school is required to mitigate the combined impact of the strategic sites allocated in the Cherwell Local Plan Partial Review. The Cherwell Local Plan Partial Review identifies PR8 as the location for the school.

The combined pupil generation of the PR8 sites is estimated to be over 1,000 additional secondary school pupils. Some of this pupil generation is expected to be absorbed by the current Gosford Hill School in Kidlington, which is planned to be rebuilt by the Department for Education with a capacity of 900 places, compared to a 2023 roll of 838 pupils.

The current assessment is that the new school within the PR8 allocated site will need to be a 900-place secondary school. The required site area for a 900-place secondary school is 6.77ha.

However, housing growth planned and underway in Woodstock requires that the existing secondary school in Woodstock, Marlborough School, expands. This does not yet have DfE approval, nor planning permission. There is a risk that this school cannot expand, in which case the new school within Begbroke would need to be 1,100 places, requiring a site of 8.03ha.

The land for the secondary school site is therefore to be secured in two parcels:

- Core parcel: 6.77ha for a 900-place school, required by the CDC Local Plan sites. Assuming a land value of £375,000/ha @ RPIX Nov-16, this would be valued at £2,538,750.
- Option parcel: 1.26ha to bring site up to 8.03ha for an 1,100-place school, such option related to other development sites. Assuming a land value of £375,000 @ RPIX Nov-16, this would be valued at £472,500. This option would be exercised if the school needed to be larger than 900 places.

Site PR8 is required to provide a proportionate share of the land at no cost to the county council; the other PR sites are required to pay a proportionate share of the remaining core parcel land value to OCC to be used to recompense PR8. This will be based on the Local Plan dwelling numbers. The PR8 site is therefore required to provide 44% of the core land parcel (2.98ha) at zero cost to the local authority.

All the CDC Local Plan Partial Review (PR) sites should contribute in a proportionate manner towards the building costs for the new school. In the absence of housing growth, pupil numbers at Gosford Hill School, are currently forecast to fall, leaving approximately 200 spare places, which if still showing available at the time of applications, could be considered as available to meet the needs of housing growth. The benefit of available capacity (currently 200 surplus places) will be distributed across the PR sites in proportion to the number of dwellings allocated in the Local Plan. When planning applications are assessed, the site's share of the surplus places, will not be subject to secondary education contributions. A cost-per-place will be applied to the remaining pupil generation from each site, based on the estimated cost of building a new 900-place secondary school, which is £32,042,000 (at BCIS TPI=327), or £35,602 per place.

The initial assessment for this site is therefore:

- Total secondary pupil generation: 422
- Proportionate share of 200 surplus places based on 44% of total dwellings: 88
- Net pupil generation to be subject to s106 contributions: $422 - 88 = 334$
- Initial estimated contribution: $334 * £35,602 = £11,891,068$.

Calculation:

Number of secondary pupils expected to be generated (net of surplus proportion as outlined above)	334
Estimated per pupil cost of building a new 900-place secondary school	£35,602
Pupils * cost =	£ 11,891,068

£1,310,219 Special School Contribution indexed from TPI = 327

Justification:

Government guidance is that local authorities should secure developer contributions for expansion to special education provision commensurate with the need arising from the development.

Approximately half of pupils with Education Needs & Disabilities (SEND) are educated in mainstream schools, in some cases supported by specialist resource bases, and approximately half attend special schools, some of which are run by the local authority and

some of which are independent. Based on current pupil data, approximately 0.9% of primary pupils attend special school, 2.1% of secondary pupils and 1.5% of sixth form pupils. These percentages are deducted from the mainstream pupil contributions referred to above and generate the number of pupils expected to require education at a special school.

The county council's Special Educational Needs & Disability Sufficiency of Places Strategy is available at <https://www.oxfordshire.gov.uk/residents/schools/our-work-schools/planning-enough-school-places> and sets out how Oxfordshire already needs more special school places. This is being achieved through a mixture of new schools and expansions of existing schools.

The proposed development is expected to further increase demand for places at SEN schools in the area, and a contribution towards expansion of SEN school capacity is therefore sought based on the percentage of the pupil generation who would be expected to require places at a special school, based on pupil census data. (This amount of pupils has been deducted from the primary and secondary pupil generation quoted above.)

Calculation:

Number of pupils requiring education at a special school expected to be generated	14
Estimated per pupil cost of special school expansion, as advised by Government guidance "Securing developer contributions for education" (November 2019)	£89,741
Pupils * cost =	£ 1,256,374

Land:

Land is required for the necessary new schools as set out above:

- 3.01ha minimum for primary school #1, to be provided to the council at no cost
- 2.22ha minimum for primary school #2, to be provided to the council at no cost
- 6.77ha core parcel of land for a new secondary school, of which 2.98ha to be provided to the council at no cost
- 1.26ha option parcel for the new secondary school, to enable it to be larger than 900-places if needed.

Detailed comments on land suitability requirements are provided in the Property section of this response.

The above contributions are based on a unit mix of:

293 x 1 bed dwellings

518 x 2 bed dwellings
698 x 3 bed dwellings
293 x 4 bed dwellings

The initial assessment has been based on 1,800 homes, 50% affordable, and an 8-year build out, and the following housing mix:

Market housing: 5% 1-bed; 25% 2-bed; 45% 3-bed; 25% 4-bed
Affordable housing: 28% 1-bed; 33% 2-bed; 33% 3-bed; 8% 4-bed

It is noted that the application is outline and therefore the above level of contributions would be subject to amendment, should the final unit mix result in an increase in pupil generation.

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 4 September 2023

Application no: 23/02098/OUT

Location: Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

Social Care - Specialist Housing

Oxfordshire County Council has an interest in the provision of affordable housing to meet specialist housing needs. Our webpage indicates how we work with the district councils on this issue <https://www.oxfordshire.gov.uk/residents/social-and-health-care/help-housing>.

The County Council itself has a number of extra care housing schemes, and further schemes can be built on sites such as this one if the conditions are right.

The Local Plan Partial Review did not mention extra care housing on the sites allocated and Cherwell District Council officers have advised that the policy from the adopted Part 1 of the Local Plan, Policy BSC4 requiring specialist housing provision, does not apply to these sites given more specific policies in the Partial Review. It is understood that the Local Plan Partial Review sites are for Oxford's unmet need, and at the time the Plan was prepared, a need for extra care housing on these sites was not identified.

It has been clear during preapplication discussions for this site, that the applicant does not envisage any part of the affordable housing component being provided as extra care housing.

The applicant's Housing Statement indicates that the applicant is seeking that the 50% affordable home component is made up of 10% 'social rent' for households on the housing waiting list or having a priority need, delivered by a Registered Provider; 10% 'sharer rent' properties for younger people needing to access quality rent; and 30% 'discount rent' targeting households who are unable to afford to rent or buy and who are employed in the city. This policy in the Local Plan Partial Review envisages the 50% affordable component being made up of 40% for social rent, and 10% for other intermediate tenures.

Oxfordshire County Council has a published Market Position Statement (MPS) <https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/OxfordshireMPS2019-22.pdf> and an Extra Care Housing Supplement https://www.oxfordshire.gov.uk/sites/default/files/file/adult-social-and-health-care/MPS2019-22_0.pdf which we have used as evidence of need for various forms of specialist housing, particularly extra care housing. Both documents are in the process of being updated.

For information, we note that the applicant's Housing Statement refers to the most up to evidence being the joint Oxford and Cherwell Housing and Economic Needs Assessment (HENA) 2022. Oxford City Council carried out a consultation on that in February-March 2023 and the County Council responded, inter alia, that we do not accept the figures in the HENA as correctly reflecting the scale of affordable need in respect of those forms of housing that Oxfordshire County Council has a key interest in. In particular, we have queries about how some existing schemes are classified and note that if either existing housing specifications and/or housing provider priorities do not align with what is required

for modern extra care housing, this may result in a higher number of new extra care housing units being needed. The update to our Market Position Statement will set out evidence on this matter.

As stated in our June 2023 response on the PR6a Water Eaton site application, we seek ongoing discussion with Cherwell District Council and Oxford City Council aimed at understanding how the affordable housing on the Partial Review sites provides for a range of needs. If our current MPS and ECH supplement are updated before this application is brought to a Planning Committee, then those new documents should also be considered in relation to the affordable housing component. However, we recognise the position that no affordable extra care housing is currently proposed on this site. We generally seek that an ECH scheme should have at least 60 units of accommodation to form a viable affordable extra care housing proposition. We accept that such provision is unlikely given the applicant's stated preferences in their Housing Statement.

Officer's Name: Andrew Chequers

Officer's Title: Deputy Director Housing and Social Care Commissioning

Date: 24/08/2023