

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

**District:** Cherwell

**Application no:** 24/01769/F

**Proposal:** Engineering work in association with the formation of the Bus Loop serving the development previously approved under 18/00825/HYBRID.

**Location:** Land West Of, 70 Hampden Square, Heyford Park

**Response Date:** 27/08/2024

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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](mailto:planningconsultations@oxfordshire.gov.uk)) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

### **Where a S106/Planning Obligation is required:**

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee -TBC**  
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

**Security of payment for deferred contributions** - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more

- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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## **Transport Schedule**

**Recommendation:** No objection

### **Comments:**

This application seeks planning approval for engineering works (of around 30 metres in length) in association with the approved bus route, within an established road corridor.

When completed, this section of road (herein referred to as the bus loop) would facilitate the completion of the Bus Route and Primary HGV Access which shall be open to vehicular and pedestrian traffic (including buses) pursuant to and in accordance with the Section 38 Agreement.

The bus loop would be integrated with a primary HGV access, a series of internal roads (which will over time also facilitate the delivery of residential and commercial parcels of land), an access link to the Primary School parcel and an associated signalised junction with Camp Road. Taken together, these works accord with the requirements of the extant estate wide planning permission and will facilitate its ongoing delivery.

### **Informative:**

Informative While the submission includes quite detailed designs, our review under this application must not be taken as technical approval which usually comes as part of the s38 and s278 process.

**Officer's Name:** Rashid Bbosa

**Officer's Title:** Transport Development Lead

**Date:** 22/08/2024

**Application no: 24/01769/F**

**Location:** Land West Of, 70 Hampden Square, Heyford Park

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## **Lead Local Flood Authority**

### **Recommendation:**

Holding Objection

### **Key issues:**

Lack of information

### **Detailed comments:**

Insufficient drainage information has been submitted. The applicant should submit all information required in the Oxfordshire County Council Local Standards Appendix D: Information required for full planning application

**Officer's Name: Peter White**

**Officer's Title:** LLFA Planning Engineer

**Date:** 27/08/2024

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## **Archaeology**

### **Recommendation:**

Comments

### **Detailed comments:**

**There are no archaeological constraints to this proposed scheme.**

**Officer's Name: Richard Oram**

**Officer's Title:** Team Leader - Archaeology

**Date:** 25/07/2024