

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

District: Cherwell

Application no: 14/00412//F

Proposal: Erection of 26 dwellings comprising 17 private market sale dwellings and 9 affordable dwellings and the provision of a car parking area for 40 vehicles for users of the recreational facilities

Location: Clifton Road, Deddington

This report contains officer advice and the comments of local members when submitted.

Submission Date: 22 April 2014

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: Clifton Road, Deddington

Transport

Recommendation:

No objection subject to conditions

Key issues:

Traffic generation would not have any significant adverse impact upon the capacity or safety of the local network.

Deddington has been identified as a 'Category A Village' where 'Minor Development' can be sustained in transport terms.

Financial contributions will be sought towards the provision of sustainable transport services and infrastructure.

Legal Agreement required to secure:

S106 Town & Country Planning Act

S278 Highways Act

Conditions:

The following conditions are recommended in the interests of highway safety and convenience:-

Prior to development, a detailed plan of the access junction with the highway, demonstrating appropriate visibility splays and junction geometry shall be submitted to and approved by the Local Planning Authority. Thereafter the splays shall be provided and retained in accordance with the approved plan.

Prior to development, a plan demonstrating pedestrian visibility splays, at the vehicular accesses to every plot, of no less than 2m x 2m at a height of 0.6m shall be submitted to and approved by the Local Planning Authority. Prior to occupation of any dwelling the splays for that dwelling shall be provided and retained in accordance with the approved plan.

Prior to development a tracking plan demonstrating appropriate turning areas for refuse vehicles shall be submitted to and approved by the Local Planning Authority.

Prior to the occupation of any specific dwelling the access road between that dwelling and the junction with highway, including any turning areas shall be constructed in accordance with the approved plan.

Prior to the occupation of any dwelling the parking area and associated turning area shall be provided and thereafter retained without obstruction except for the parking of vehicles.

Prior to development a construction phase traffic management plan must be submitted to and approved by the Local Planning Authority.

Prior to development a comprehensive drainage plan including construction must be submitted to and approved by the Local Planning Authority.

Obligations

The footway at the North of site shall be improved by widening to a surfaced width of no less than 2m and the provision of an uncontrolled crossing immediately to the West of Earls Lane.

The following financial contributions are required:-

£1,000 per additional dwelling (or £26,000 for this development) towards the enhancement of bus services between Deddington and Banbury.

£10,000 towards the establishment of a solar, real time information display in Deddington Market Place.

Informatives:

Please note access works will be subject to a Section 278 agreement. The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners.

Detailed Comments:

Traffic generation would be relatively at approximately 18 trips during the am and pm peak hours. Whilst there are pinch points on the local highway network, I do not consider this level of traffic generation would have any perceivable impact.

The proposed layout access and parking arrangements are appropriate subject to detailed submissions.

Deddington has been identified as a 'Category A Village' where 'Minor Development' can be sustained in transport terms. The Cherwell Local Plan 2006-31 (Submission: January 2014) identifies villages that are best placed to sustain different levels of residential development. Deddington is identified as a 'Category A' village and 'service centre' for a cluster of villages, suitable for 'Minor Development, Infilling and Conversions' [Table 5]. Categorisation has considered:

- Population size.
- The number and range of services and facilities within the village (shops, schools, pubs, etc.).
- The accessibility (travel time and distance) of the village to an urban area by private car and public transport (including an assessment of any network constraints).
- Accessibility of the village in terms of walking and cycling.
- Whether there are any significant known issues in a village that could be materially assisted by an increase in housing (for example to maintain pupil numbers at a primary school).
- Local employment opportunities.

Policy Villages 2 details villages towards which development of new housing sites for 10 or more dwellings will be directed. Deddington is included within this list; the village is one of 6 villages which between them have a total of 252 dwellings allocated for the period 2012-2031.

As the applicant acknowledges, the provision of good bus services is central to Oxfordshire's transport strategy. An hourly service currently exists between Oxford, Deddington and Banbury, and a strategy exists to improve this service on the northern Deddington-Banbury section to two buses per hour, which is a more credible level of service for people using the bus to access work and education facilities in particular.

The proposed service enhancement would also provide more evening and Sunday bus services, resulting in the s4 bus service being more useful to local people for a range of purposes, including retail, social and medical purposes. A proportionate amount (£1,000 per additional dwelling) has been collected or requested from a series of proposed developments in Deddington, Adderbury and Bodicote.

A number of bus stops along the s4 route were improved recently with new hardstanding and pole/flag/information case units, as a project to improve the waiting environment for bus passengers using this route. New buses were introduced last year, equipped with tracking equipment which provides real-time bus information to electronic signs along the route. Deddington Parish Council has requested the provision of such an electronic sign for use in the Market Place, which would provide up-to-date information to passengers at both the southbound and northbound stops. Buses can be delayed through unpredictable congestion and the provision of up-to-date information would be of immense benefit to local bus users.

Officer's Name: Geoffrey Arnold
Officer's Title: Senior Engineer & Transport Planner
Date: 22 April 2014

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District: Cherwell

Application no: 14/00412/F

Proposal: Erection of 26 dwellings comprising 17 private market sale dwellings and 9 affordable dwellings and the provision of a car parking area for 40 vehicles for users of the recreational facilities

Location: Clifton Road, Deddington

Archaeology

Recommendation:

Objection

Key issues:

The site is located in an area of archaeological potential and the results of an archaeological field evaluation will need to be submitted along with any planning application for the site in line with the NPPF (para 128).

Legal Agreement required to secure:

None

Conditions:

No conditions at this stage

Informatives:

None

Detailed Comments:

The site is located in an area of archaeological potential immediately north of the scheduled ancient monument of Deddington Castle, a C11 motte and bailey castle and a C12 enclosure castle (SM 21807). The motte and its W bailey survive as an impressive group of earthworks, with the enclosure castle built into the NE corner. Although the scheduled area of the castle is outside of the proposed development area it is possible that aspects of the castle could survive within the development area.

The proposal site is also located 80m SW of a medieval shrunken village (PRN 9437) which survives as a series of earthworks related to the holloway and crofts. The Holloway is thought to be an original continuation of the line of Clifton Road. As there is evidence of medieval settlement along this possible continuation of the road then it is possible that further medieval settlement existed along the current Clifton Road, on the northern side of the proposed development area. This development could therefore impact on previously unknown archaeological features related to the medieval settlement and the scheduled castle.

In accordance with the National Planning Policy Framework (NPPF), we would therefore recommend that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

If the applicant makes contact with us, we shall be pleased to provide information on the procedures involved, draft a brief upon which a costed specification can be based and provide a list of archaeological contracting organisations working in the area.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 07 April 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: Clifton Road, Deddington

Education

Recommendation:

Approval subject to the conditions

Key issues:

£104,238 Section 106 required for necessary expansion of permanent primary school capacity in the area. Deddington CE (VA) Primary School is the catchment school for this development and has very limited spare places.

£123,301 Section 106 required for necessary expansion of permanent secondary school capacity in the area. The Warriner School (Foundation) is the catchment school for this development and has limited spare places.

£6,131 Section 106 required as a proportionate contribution to expansion of Special Educational Needs provision in the area.

Legal Agreement required to secure:

£104,238 Section 106 developer contributions towards the expansion of permanent primary school capacity serving this area, by a total of 9 pupil places. This is based on Department for Education (DfE) advice weighted for Oxfordshire, including an allowance for ICT and sprinklers at £11,582 per pupil place. This is index linked from 1st Quarter 2012 using PUBSEC Tender Price Index.

£123,301 Section 106 developer contributions towards the expansion of permanent secondary school capacity serving the area by a total of 7 pupil places (including one 6th form place). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £17,455 per pupil place and £18,571 per Sixth Form pupil place. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index.

£6,131 Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity by a total of 0.2 pupil places. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index. We are advised to allow £30,656 per pupil place to expand capacity in special educational needs schools.

Conditions:

Planning permission to be dependent on a satisfactory agreement to secure the resources required for the necessary expansion of education provision. This is in order for Oxfordshire County Council to meet its statutory duty to ensure sufficient pupil places for all children of statutory school age.

Informatives:

None

Detailed Comments:

Primary

Deddington CE (VA) Primary School is at operating at capacity. A feasibility study is underway to expand to 1.5fe, but providing the necessary accommodation will be challenging on a small constrained site.

Contributions are sought from any new housing development in the school's catchment area as provision of additional pupil places would be required either at this school as an extension and/ or at other school/s in the area if extension at this school proves unfeasible.

As this school's current capacity depends on temporary accommodation, this would need to be replaced with permanent to meet the needs of local population growth resulting from housing development, and contributions are sought towards the cost of this

Secondary

Expansion of secondary school capacity in the area would be necessary as a direct result of housing development. This area feeds to The Warriner School, which is regularly oversubscribed, and effectively full.

Paragraph 72 of the NPPF makes clear that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It states that great weight should be given to the need to expand schools to maintain, or widen choice in education.

Without expansion of the Warriner School, housing development would adversely impact on the operation of parental preference and result in a loss of amenity to young people already living in the area, who would be less likely to secure a place at their first preference school as a direct result. As such it would go against the intention of NPPF para 72 by reducing the choice of school places available to meet the needs of existing and new communities.

Expansion of capacity at the Warriner School is therefore necessary to ensure the needs of the current and future populations can be met. It would be a sustainable, proactive, positive and collaborative response to meeting the needs of these communities, and one which is realistically achievable within the current school site. The county council therefore seeks developer contributions from development on a pro rata basis towards the expansion of The Warriner School.

SEN

Across Oxfordshire approximately 1.11% of children of statutory school age attend a special school or special resource base due to Special Educational Needs. Oxfordshire County Council requires contributions toward the expansion of this SEN provision in proportion to all proposed housing developments.

Officer's Name: Diane Cameron
Officer's Title: School Organisation Officer
Date: 01 April 2014

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Location: Clifton Road, Deddington

Property

Recommendation:

No objection subject to conditions

Key issues:

- The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.
- Contributions have been calculated using the following housing mix:
 - 1 no. x One Bed Dwellings
 - 7 no. x Two Bed Dwellings
 - 14 no. x Three Bed Dwellings
 - 4 no. x Four Bed Dwellings

It is calculated that this development would generate a net increase of:

- **72 additional residents *including:***
- 48 residents aged 20+
- 5 resident/s aged 65+
- 7 resident/s ages 13-19

Legal Agreement required to secure:

• Library	£ 6,120
• Waste Management	£ 4,608
• Museum Resource Centre	£ 360
• Integrated Youth Support Service	£ 1,388
• Adult Learning	£ 768
• Adult Day Care	£ 5,500
• Total*	£ 18,744

*Total to be Index-linked from 1st Quarter 2012 Using PUBSEC Tender Price Index

• Administration & Monitoring	£ 3,750
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The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.

Conditions:

- The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. We would therefore ask you to add the requirement for provision of hydrants in accordance with the requirements of the Fire & Rescue Service as a condition to the grant of any planning permission

Informatives:

- Fire & Rescue Service recommends that new dwellings should be constructed with sprinkler systems

Detailed Comments:

Library

Oxfordshire County Council has an adopted standard for publicly available library floor space of 23 m² per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc), totalling 27.5 m². The Banbury library provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library. A new library is planned for Franklins Yard and requires funding.

As we do not yet have available costs for a new library facility the appropriate level of costs of mitigation in relation to this development proposal to address the impact is based upon the costs of extending a library is £2,370 per m² at 1st Quarter 2012 price base.

The development proposal would also generate the need to increase the core book stock held by the local library by 2 volumes per additional resident. The price per volume is £10.00. This equates to £85 per person at 1st Quarter 2012 price base

The full requirement for the provision of library infrastructure and supplementary core book stock in respect of this application would therefore be based on the following formula:

$$\mathbf{\pounds 85 \times 72 \text{ (the forecast number of new residents)} = \pounds 6,120}$$

Strategic Waste Management

Under Section 51 of the Environmental Protection Act 1990, County Councils, as waste disposal authorities, have a duty to arrange for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of that waste.

To meet the additional pressures on the various Household Waste and Recycling Centre provision in Oxfordshire enhancements to these centres are either already taking place or are planned, and, to this end, contributions are now required from developers towards their redesign and redevelopment.

A new site serving 20,000 households costs in the region of £3,000,000; this equates to £64 per person at 1st Quarter 2012 price base

$$\mathbf{\pounds 64 \times 72 \text{ (the forecast number of new residents)} = \pounds 4,608}$$

County Museum Resource Centre

Oxfordshire County Council's museum service provides a central Museum Resource Centre (MRC). The MRC is the principal store for the Oxfordshire Museum, Cogges Manor Farm Museum, Abingdon Museum, Banbury Museum, the Museum of Oxford and the Vale and Downland Museum. It provides support to these museums and schools throughout the county for educational, research and leisure activities.

The MRC is operating at capacity and needs an extension to meet the demands arising from further development throughout the county. An extended facility will provide additional storage space and allow for increased public access to the facility.

An extension to the MRC to mitigate the impact of new development up to 2026 has been costed at £460,000; this equates to £5 per person at 1st Quarter 2012 price base.

£5 x 72 (the forecast number of new residents) = £360

Integrated Youth Support Service

The Banbury Early Intervention Hub is currently operating at capacity in the delivery of specialist services.

To increase the provision by 235sqm it costs £595,000 at 1st Quarter 2012 price base. This increase will provide 3,000 places (for 13-19 year olds); this equates to £198 per place.

£198 x 7 (the forecast number of new residents aged 13-19) = £1,388

Adult Learning / Skills & Learning Services

The County Council is looking to improve and provide a more sustainable Adult Learning facility in Banbury. A flexible community hub is planned as part of strategic areas of housing growth in the Banbury area.

A new 2 classroom facility costs £440,000 at 1st Quarter 2012 price base. This facility will provide for 1,350 learners per annum; this equates to £326 per learner. At least 5% of the adult population are likely to take up adult learning; this equates to £16 per person.

£16 x 48 (the forecast number of new residents aged 20+) = £768

Social & Health Care - Day Care Facilities

To meet the additional pressures on day care provision the County Council is looking to expand and/or improve day care facilities at Banbury Health & Wellbeing Centre.

Contributions are based upon a new Day Care centre offering 40 places per day (optimum) and open 5 days per week; leading to an equivalent costing of £11,000 per place at 1st Quarter 2012 price base (this in non-revenue). Based on current and predicted usage figures we estimate that 10% of the over 65 population use day care facilities. Therefore the cost per person aged 65 years or older is £1,100.

£1,100 x 5 (the forecast number of new residents aged 65+) = £5,500

Administration

Oxfordshire County Council require an administrative payment of £3,750 for the purposes of administration and monitoring of the proposed S106 agreement, including elements relating to Education.

Indexation

Financial contributions have to be indexed-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). The price bases of the various contributions are covered in the relevant sections above.

General

The contributions requested have been calculated where possible using details of the development mix from the application submitted or if no details are available then the County Council has used the best information available. Should the application be amended or the development mixed changed at a later date, the Council reserves the right to seek a higher contribution according to the nature of the amendment.

The contributions which are being sought are necessary to protect the existing levels of infrastructure for local residents. They are relevant to planning the incorporation of this major development within the local community, if it is implemented. They are directly related to this proposed development and to the scale and kind of the proposal.

Officer's Name: Oliver Spratley

Officer's Title: Asset Strategy Support officer

Date: 15 April 2014
