

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

**District:** Cherwell

**Application no:** 14/01738/OUT

**Proposal:** Outline – development of 48 houses, access, open space and landscaping.

**Location:** Land North of Railway House Station Road, Hook Norton

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

**Submission Date:** 12 November 2014

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**ANNEX 1**  
**OFFICER ADVICE**

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### **Transport**

#### **Recommendation:**

The poor accessibility of the site and dependence upon private car should be considered with the other sustainable merits of the proposed development.

#### **Key issues:**

- Poor Accessibility

#### **Legal Agreement required to secure:**

**S106 Town & Country Planning Act** – financial contributions toward public transport:-

- Contribution of £862.00 per additional dwelling towards improvement of the Chipping Norton-Banbury bus service
- Contribution of £4,000 towards provision of bus stops on Station Road.

**S278 Highways Act** – works in the highway:-

- Access works.
- Footway provision.

#### **Conditions:**

Prior to development a detailed plan of the vehicular access shall be submitted to and approved by the Local Planning Authority and shall be strictly in accordance with the approved plan.

Prior to first occupation of each dwelling hereby approved, the proposed access road shall be constructed to type standards in accordance with the Oxfordshire County Council Design Guide for Residential Roads.

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the

site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

No development shall take place, including any works of demolition, until a Construction Traffic Management Plan (CTMP) for the site has been submitted to, and approved in writing by, the local planning authority. The CTMP shall include full details of wheel washing facilities, a restriction on construction and delivery traffic during construction and a route to the development site. The approved Statement shall be adhered to throughout the construction period.

### **Informatives:**

Please note 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:**

The objectives of the **Local Transport Plan 2011-30 (Revised April 2012)** reinforce the need to ensure the sustainability of rural areas and include objectives for rural transport of:

- Supporting access to work, education and services for the residents of rural Oxfordshire;
- Supporting the rural economy through access to rural Oxfordshire for all (local residents and non-residents); and
- Maintaining and improving the condition of local roads, bridleways, footpaths and cycleways, supporting access by all modes.

This site is located to the periphery of Hook Norton, a rural village in North Oxfordshire with poor accessibility and only very limited shops and services available locally. Walking and cycling may be appropriate for trips within the village, but are highly unlikely modes for non-recreational trips beyond the settlement. A bus service is available, but its frequency is poor with a limited number of destinations available. Employment opportunities within Hook Norton are few and the primary school will require extension to accommodate the expected increased demand. The CRAITLUS study raised similar concerns and noted that Hook Norton was among the most remote settlements in terms of access to the larger county towns. Sustainability, in terms of accessibility and dependence on the private car, is clearly a concern but this a matter for Local Planning Authority to determine in conjunction with the other sustainability merits of the development; and in terms of the NPPF it may be difficult to prove severe detrimental impact based on transport matters alone.

The proposed site access is shown on submitted plan 14045-PO1; however this contradicts the visibility splays quoted in the Transport Assessment. This matter must be resolved and will require the submission of a detailed plan of access. The layout of the site is not to be determined at this stage; however illustrative plans appear acceptable in principle. A full drainage strategy, layout plans and drainage calculations will be required and approved by the Lead Flood Authority (Oxfordshire County Council) prior to the commencement of any development.

Hook Norton village is connected to Banbury and to Chipping Norton by bus route 488, which offers a broadly hourly service on weekday daytimes. There are, however, several recognised deficiencies with this service, including the lack of a morning peak service to Chipping Norton and a lack of an evening and Sunday service.

Developer funding is sought with the aim of improving the frequency and hours of operation of this bus route in order that new residents would benefit from improved connectivity to Banbury and Chipping Norton, where employment and other facilities can be found. The sums sought are similar to other developments in this area that are outside of the Local Plan.

**Officer's Name:** Geoffrey Arnold

**Officer's Title:** Senior Engineer & Transport Planner

**Date:** 11 November 2014

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### **Archaeology**

#### **Recommendation:**

No objection subject to conditions

#### **Key issues:**

The site is located in an area of some archaeological potential as indicated by the accompanying archaeological desk based assessment. However the desk based assessment also highlights that parts of the site have been extensively quarried which would have removed any archaeological interest. There are areas within the site which do not appear to have been quarried and there is therefore the potential for previously unknown archaeological deposits to survive within these areas. A condition requiring that a staged programme of archaeological investigation be undertaken ahead of any development will need to be attached to any planning permission for the site.

#### **Legal Agreement required to secure:**

None

#### **Conditions:**

- a** Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

- b** Prior to any demolition on the site and the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition [a], a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.

Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters

of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

**Informatives:**

None

**Detailed Comments:**

The site is located in an area of some archaeological potential as indicated by the accompanying archaeological desk based assessment. A Roman road has been recorded to the north of the site and Roman finds have been recorded for the area. Although parts of the site have been extensively quarried the archaeological desk based assessment highlights that parts of the site do not appear to have been quarried and there is therefore the potential for previously unknown archaeological deposits to survive within these areas. A programme of archaeological investigation will therefore be required ahead of any development of these areas of the site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested above.

If the applicant makes contact with us at the above address, we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based, and provide a list of archaeological contractors working in the area.

**Officer's Name:** Richard Oram  
**Officer's Title:** Planning Archaeologist  
**Date:** 28 October 2014

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### **Education**

#### **Recommendation:**

Approval subject to the conditions

#### **Key issues:**

£175,583 Section 106 required for necessary expansion of permanent primary school capacity in the area. Hook Norton CE Primary School is the catchment school for this development and has very limited spare places.

£8,738 Section 106 required as a proportionate contribution to expansion of Special Educational Needs provision in the area.

#### **Legal Agreement required to secure:**

£175,583 Section 106 developer contributions towards the expansion of permanent primary school capacity serving this area, by a total of 15.16 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.

£8,738 Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity by a total of 0.29 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:**

Hook Norton CE Primary School is planned to expand to 1.5 form entry to meet the needs of planned and proposed housing growth in the area, including to reduce pressure on Bloxham CE Primary School, with which it shares an overlapping catchment. All relevant housing developments in the area would be expected to contribute towards the cost of this expansion.

### **Secondary:**

Chipping Norton School offers 240 places per year, for 11-18 year olds. The school currently has spare capacity, and is expected to be able to absorb the scale of growth expected, on current patterns of pupil movement. Should patterns of pupil movement change, it is possible that expansion of secondary school capacity will be required, but the school has sufficient site area to support this.

### **Special:**

Across Oxfordshire 1.11% of pupils are taught in special schools and all housing developments are expected to contribute proportionately toward expansion of this provision.

**Officer's Name:** Diane Cameron

**Officer's Title:** School Organisation Officer

**Date:** 24 October 2014

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### Property

#### Recommendation:

No objection subject to conditions

#### Key issues:

- The County Council considers that the impacts of the development proposal will place additional strain on its existing community infrastructure.

The following mix has been used: Net dwellings

- 2 No. x One Bed Dwellings
- 17 No. x Two Bed Dwellings
- 21 No. x Three Bed Dwellings
- 8 No. x Four Bed Dwellings

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

- **126.17 additional residents**

#### Legal Agreement required to secure:

- |                        |                 |
|------------------------|-----------------|
| • Museum               | £ 631           |
| • Waste infrastructure | £ 8,075         |
| • Local Library        | £ 2,523         |
| • Central Library      | £ 2,164         |
| <b>TOTAL</b>           | <b>£ 13,394</b> |
| • Administration       | £ 3,750         |

\*Total to be Index-linked from 1<sup>st</sup> Quarter 2012 Using PUBSEC Tender Price Index

#### 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:

### **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 1<sup>st</sup> Quarter 2012 price base.

$$\mathbf{£5 \times 126.17 \text{ (the forecast number of new residents)} = \mathbf{£631}}$$

### **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 1<sup>st</sup> Quarter 2012 price base

$$\mathbf{£64 \times 126.17 \text{ (the forecast number of new residents)} = \mathbf{£8,075}}$$

### **Libraries**

This development would generate the need to increase the core book stock held by Hook Norton Library by 2 volumes per additional resident. The price per volume is £10.00. This equates to £20 per person.

The supplementary core book stock in respect of this application would therefore be based on the following formula:

$$\mathbf{£20 \times 126.17 \text{ (the forecast number of new residents)} = \mathbf{£ 2,523}}$$

## Central Library

Central Library in Oxford serves the whole county and requires remodelling to support service delivery that includes provision of library resources across the county.

Remodelling of the library at 3<sup>rd</sup> Quarter 2013 base prices leaves a funding requirement still to be secured = £4.1 M

60% of this funding is collected from development in the Oxford area. The remainder 40% is spread across the four other Districts. 40% of 4.1M = £1,604,000.

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year 2026. £1,604,000 ÷ 93,529 people = £17.15 per person

**£ 17.15 x 126.17 (The forecast number of new residents) or £41.16 per dwelling = £2,164**

## 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 related 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:** 03 November 2014

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### **Minerals and Waste**

#### **Recommendation:**

No objection

#### **Key issues:**

The proposed development would affect deposits of ironstone but is very unlikely to sterilise a potentially workable mineral resource and therefore would not be contrary to policy on the safeguarding of mineral resources.

#### **Legal Agreement required to secure:**

None

#### **Conditions:**

None

#### **Informatives:**

None

#### **Detailed Comments:**

Published BGS mapping shows the application site to be underlain by deposits of ironstone, Extending northwards from Station Road. The Council is not aware of any detailed geological information on the depth, extent and quality of these ironstone deposits, and there is no known history of mineral working or of minerals industry interest in the immediate area.

The proposed development needs to be considered against saved Oxfordshire Minerals and Waste Local Plan policy SD10 on protection of mineral resources. This policy dates from 1996 but it is consistent with the NPPF (paragraph 143, bullet 3). Under policy SD10, development which would sterilise the mineral deposits within this site should not be permitted unless it can be shown that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource.

The ironstone deposits within and adjoining the application site are constrained by the existing housing at Hook Norton to the west and south and Station Road, such that it is unlikely that these mineral deposits would constitute a workable ironstone resource. Therefore, the proposed development would not be contrary to saved Oxfordshire Minerals and Waste Local Plan policy SD10 on protection of mineral resources and, accordingly no objection should be raised to this planning application on minerals policy grounds.

**Officer's Name:** Peter Day

**Officer's Title:** Minerals and Waste Policy Team Leader

**Date:** 12 November 2014

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### **Ecology**

#### **Key issues:**

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 11 November 2014

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