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Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at Bodicote House, Bodicote, Banbury, Oxon OX15 4AA, on 7 December 2023 at 4.00 pm

Present:

Councillor George Reynolds (Chairman)
Councillor Andrew Beere
Councillor Rebecca Biegel
Councillor John Broad
Councillor Jean Conway
Councillor Ian Harwood
Councillor Simon Holland
Councillor Fiona Mawson
Councillor Lesley McLean
Councillor Julian Nedelcu
Councillor Les Sibley
Councillor Nigel Simpson
Councillor Amanda Watkins
Councillor Barry Wood

Substitute Members:

Councillor Matt Hodgson (In place of Councillor Becky Clarke MBE)
Councillor Douglas Webb (In place of Councillor Lynn Pratt)

Apologies for absence:

Councillor Maurice Billington (Vice-Chairman)
Councillor Phil Chapman
Councillor Becky Clarke MBE
Councillor Lynn Pratt

Also Present:

Councillor Kieron Mallon (Speaking as Ward Member for agenda item 11)

Officers:

Caroline Ford, Team Leader - South Area Major Developments
Nat Stock, Team Leader - North Area General Developments
Jeanette Davey, Principal Planning Officer
David Mytton, Solicitor
Natasha Clark, Governance and Elections Manager

Matt Swinford, Democratic and Elections Officer
Patrick Davis, Democratic and Elections Officer

Officers Attending Virtually:

Ian Boll, Corporate Director Communities

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Declarations of Interest

8. Land North Of 66 And Adjacent Water Eaton Lane Gosford.

Councillor Lesley McLean, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on the application.

9. Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington.

Councillor Jean Conway, Declaration, advised Committee that they had made objections to the Mid-Cherwell Neighbourhood plan process and owned land within Kirtlington however advised she had no conflicts of interest.

Councillor Jean Conway, Other Registerable Interest, as Chair of Kirtlington Parish Council which had been consulted on the application.

10. OS Parcel 0622 South of Jersey Cottages and East of Heyford Road, Kirtlington.

Councillor Jean Conway, Other Registerable Interest, as Chair of Kirtlington Parish Council which had been consulted on the application.

Councillor Jean Conway, Declaration, advised Committee that they had made objections to the Mid-Cherwell Neighbourhood plan process and owned land within Kirtlington however advised she had no conflicts of interest.

Councillor Simon Holland, Declaration, advised the Committee that a friend owned the property and would leave the meeting for the duration of the item.

11. 1 Elizabeth Rise Banbury OX16 9LZ.

Councillor Andrew Beere, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Matt Hodgson, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rebecca Biegel, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

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Requests to Address the Meeting

The Chairman advised that requests to address the meeting would be dealt with at each item.

83 **Minutes**

The Minutes of the meeting held on 2 November 2023 were agreed as a correct record and signed by the Chairman.

84 **Chairman's Announcements**

The Chairman made the following announcement:

1. Advised members of the public attending the meeting that only registered speakers may address the Committee and requested that they did not cause a disturbance.

85 **Urgent Business**

There were no items of urgent business.

86 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed Pre-Committee site visits.

87 **Land North Of 66 And Adjacent Water Eaton Lane Gosford**

The Committee considered application 22/03883/F, for the development of 96 dwellings (50% affordable housing), an extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping and infrastructure at Land North Of 66 And Adjacent Water Eaton Lane Gosford for Hill Residential Ltd.

Glyn Mutton, on behalf of the applicant, Hill Residential Limited, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officers' report, presentation, addresses from the public speaker and the written updates.

Resolved

That, in line with the officer's recommendation, application 22/03883/F be delegated to the Assistant Director for Planning and Development to approve subject to:

- i. The resolution of the Environment Agency objection to the satisfaction of the Assistant Director;
- ii. The expiry of the consultation period to grant permission;

- iii. The conditions set out below (and any amendments to those conditions as deemed necessary) and;
- iv. The completion of a Planning Obligation under section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, to secure the heads of terms as set out in the annex to the Minutes, as set out in the Minute book (and any amendments deemed necessary).
 - a. Provision of 50% affordable housing on site
 - b. On site green space and recreational routes and appropriate maintenance contribution/arrangements including proportionate contributions towards the formal provision provided as part of the southern half of the PR7a allocation.
 - c. Payment of a financial contribution towards proportionate highway contributions as set out in Appendix 4 of the Partial Review Local Plan.
 - d. Payment of a financial contribution towards Community Hall and Development, Outdoor and indoor sport contributions or facilitating the delivery on the southern half of the PR7a allocation
 - e. Payment of a financial contribution towards Healthcare
 - f. Payment of a financial contribution towards Education
 - g. Payment of a financial contribution towards Library Services
 - h. Payment of a financial contribution towards Police
 - i. Appropriate arrangements for Open Space Management
 - j. Appropriate arrangements for the delivery and transfer of the cemetery extension to Kidlington Parish Council.
 - k. Payment of the Council's monitoring costs of £5,000 plus OCC Monitoring Costs
 - l. For completeness - a controlled parking zone (CPZ) or other such controls should not be included in the s106 unless deemed by the Local Planning Authority to meet the legal tests for inclusion in a s106 Agreement
 - m. The securing of the requirement for the applicant to submit a scheme to secure a private scheme of resident parking to deter commuter parking within the development to mirror the operation of a CPZ prior to the formal TRO process.

Conditions

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

Site Location Plan - 141 PS 110

Topographical Survey - A524/99991/1 Rev A

Proposed Site Plan - 141-PS-100 Rev U

Illustrative Landscape Masterplan - 22027-GUA-DR-L-001 Rev P10

Outline Soft Landscape Proposals - 22027-GUA-DR-L-002 Rev P08

Outline Hard Landscape Proposals - 22027-GUA-DR-L-003 Rev P07

Outline Boundary Treatment Plan - 22027-GUA-DR-L-005 Rev P06

Plant Schedule and Outline Specification - 22027-GUA-DR-L-006 Rev P04

3D View - Bicester Road - 141-PS-601 Rev D

3D View - Open Space - 141-PS-602 Rev B

3D View - SUDs Features - 141-PS-603 Rev B

Central Parking Court View - 141-PS-605 Rev B

Primary Route View - 141-PS-606 Rev B

Cycle Route (North) - 141-PS-607 Rev A

Cycle Route (South) - 141-PS-608 Rev A

Northern Amenity Space - 141-PS-609 Rev A

Streetscenes J-J - 141-511 Rev A

Streetscenes K-K - 141-512 Rev A

Housetype 5B9P-1 - M4(3) Adaptable- 141-MC-5B9P-1-M4(3)

Housetype 3B6P-1 - 141-AC-3B6P-1-Semi-2 Rev B

Housetype 3B6P-1 - 141-AC-3B6P-1-Semi-1 Rev B

Housetype 3B6P-1 - 141-AC-3B6P-1-Semi-2 Rev A

Housetype 4B8P-1 - 141-AC-4B8P-1-1 Rev E

Housetype 4B8P-1 - 141-AC-4B8P-1-2 Rev D

Housetype 4B8P-1 Corner - 141-AC-4B8P-1-Corner Rev E

Housetype 2B4P-2 - 141-AFF-2B4P-2-Semi-1 Rev B

Housetype 2B4P-2 - 141-AFF-2B4P-2-Semi-2 Rev C

Housetype 2B4P-1 - 141-AC-2B4P-1-Semi-1 Rev B

Housetype 2B4P-1 - 141-AC-2B4P-1-Semi-2 Rev B

Housetype 2B4P-1 - 141-AC-2B4P-1-Terrace-1 Rev D

Housetype 2B4P-1 - 141-AC-2B4P-1-Terrace-2 Rev E

Housetype 3B6P-1 - 141-AC-3B6P-1-Det-1 Rev B

Housetype 3B6P-1 - 141-AC-3B6P-1-Det-2 Rev B

Housetype 5B9P-1 - 141-MC-5B9P-1 Rev E

Housetype 5B9P-1 - M4(3) Adaptable - 141-MC-5B9P-1-M4(3) Rev B

Housetype 5B9P-1 - 141-MC-5B9P-1-Vista Rev C

Housetype 3B-5P-1 - 141-BS-3B-5P-Det-Corner Rev B

Housetype 3B-5P-1 - 141-BS-3B-5P-Det-Vista Rev B

Housetype 3B5P-1 - 3B6P-1 - 141-BS-3B-5P-MT Rev B

Housetype 3B-5P-1 - 141-BS-3B-5P-Semi-1 Rev B

Housetype 3B-5P-1 - 141-BS-3B-5P-Semi-Vista Rev B

Housetype 3B6P-1-4B7P-1 - 141-BS-AFF-3B6P-1-AFF-4B-7P Rev D

Housetype 3B6P-1 - 141-BS-AFF-3B6P-1-C Rev D

Housetype 3B6P-1 Semi - 141-BS-AFF-3B6P-1-S Rev B

Housetype 3B6P-1 Semi 2 - 141-BS-AFF-3B6P-1-S2 Rev B

Housetype 3B6P-1 Terrace - 141-BS-AFF-3B6P-1-T Rev D

Housetype - 4B7P-1 - 141-BS-AFF-4B7P-1 Rev A
Apartment 02 Elevations - 141-APT-02-E Rev G
Apartment 02 Plans - 141-APT-02-P Rev F
Apartment 01 Elevations - 141-APT-01-E Rev H
Apartment 01 Plans - 141-APT-01-P Rev H
Bike Store Apartment - 141-Bike Store 01 Rev C
Bin Store 01 - 141-Bin Store 01 Rev B
Bin Store 02 - 141-Bin Store 01 Rev D
Detached Double Garage - 141-Double Garage
Electric Substation - 141-Electric Substation Rev B
Detached Twin Garage - 141-Twin Garage
Detached Single Garage - 141-Single Garage

Documents:

Design and Access Statement (September 2023)
Energy Statement (December 2022)
Service Supply Statement (ref. 10869 SS01 Rv0)
Planning Statement (December 2022)
Health Impact Assessment (November 2022)
Travel Plan (rev C)
Transport Statement (rev C) and Addendum (September 2023)
Land Management & Maintenance Plan (ref. 22027-GUA-DOC-L-001 rev P02)
Landscape & Visual Appraisal (ref. 22027-GUA-DOC-L-001 rev P05)
Social Value Delivery Plan (rev 1)
Written Scheme of Investigation for a Geophysical Survey (April 2023)
Flood Risk Assessment / Drainage Strategy (rev C) and Addendum (September 2023)
Air Quality Assessment (ref. H3115 – AQ – v2)
Arboricultural Impact Assessment (ref. EAS-143 V2)
Phase 1 Environmental Report (ref. CRM.1027.052.GE.R.001)
Biodiversity Net Gain Design State Report (December 2022)
Ecology Assessment (rev 1.1)
Geo-Environmental Report (ref. CRM.1027.132.GE.R.001.A)
Geophysical Survey Report (07 March 2023)
Kidlington Cemetery Groundwater Risk Assessment (ref. CRM.1027.052 GE.R.002A T1/T2 GRA)
Drainage Strategy (ref. 517-P-010-C)
Noise Assessment (ref. H3115 – NV – v4)
Plant Schedule and Outline Specification (ref. 20027-GUA-DR-006-P04)

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

CEMP

3. No development shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:

- i) Implementation of air quality and dust suppression management measures through a Dust Management Plan;
- ii) Working hours and construction traffic delivery times;
- iii) The protection of the environment and implement best practice guidelines for works within or near water and habitats, including the appointment of a qualified ecologist to advise on site clearance and construction, in particular any works that have the potential to disturb notable ecological features
- iv) Measures to minimise energy requirements and emissions from equipment and plant (including minimising the use of diesel or petrol powered generators and instead using mains electricity or battery powered equipment; powering down of equipment / plant during periods of non-utilisation; optimising vehicle utilisation; use of energy efficient lighting)
- v) A Construction Traffic Management Plan (CTMP) and traffic routing, temporary access and haul roads to ensure construction vehicles, materials and logistics saving measures are managed
- vi) Measures to minimise greenhouse gas emissions associated with the production of waste including the reuse and recovery of materials where possible, avoid excavation waste, management of water and water resources, the reuse and/or recycling of construction waste on-site in subsequent stages of the development.
- vii) Measures to reduce the impact on neighbouring and nearby residents and associated temporary fencing, lighting and construction compounds and activity through the operational phase of development
- viii) Details of site management including a method for creation of logging of visitors and contractors on site, the monitoring incidents and complaints), including monitoring and reporting (including site inspections, soiling checks, compliance with Dust Management plan, etc) and, where appropriate, CCTV and tracking of contractor vehicles to ensure appropriate routing of vehicles

The development shall be constructed in accordance with the agreed Construction and Environmental Management Plan.

Reason: To manage construction process and to ensure that the impacts to soils, air quality, contamination and ground conditions, ecological habitats, cultural heritage, noise and vibration, heritage assets, transport and waste as well as neighbouring and nearby residents and climate impacts are managed in accordance with the mitigation outlined in the application submission and Policies ESD3, ESD15 and INF1 of the Cherwell Local Plan 2011-2031 and saved policies ENV1 and ENV12 of the Cherwell Local Plan 1996 and the aims and objectives of the NPPF.

LEMP

4. Notwithstanding the submitted Land Management & Maintenance Plan (ref. 22027-GUA-DOC-L-001 rev P02), prior to first occupation of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework.

Ground conditions

5. If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved Policies ENV1 and ENV12 of the Cherwell Local Plan 1996.

Access onto Bicester Road

6. No development shall take place until details of the means of access (shown on Proposed Site Plan - 141-PS-100 Rev U) between the land and the highway, including, sections, drainage and layout have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in strict accordance with the approved details and shall be retained and maintained as such thereafter.

Reason - In the interests of highway safety and to comply with Policies PR1, PR4a, PR7a and PR12a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and Policies SLE4 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Archaeology

7. No development shall take place until (other than in accordance with the agreed and submitted Written Scheme of Investigation: Written Scheme of Investigation for an Archaeological Evaluation on the Gosford Site, Bicester Road Pre Construct Archaeology 2023), a staged programme of

archaeological evaluation and mitigation has been carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2023).

Drainage and Water

8. i) No development shall take place until a detailed surface water strategy, water supply and foul drainage plans to demonstrate how the management of water within the approved development accords with the overarching Drainage Strategy (ref 517-P-010 Rev C) and the approved Flood Risk Assessment and associated documents has been submitted to and approved in writing by the Local Planning Authority.
- ii) The submitted strategy shall include details of all flow control systems and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.
- iii) The development shall be carried out in full accordance with the approved detailed surface water strategy, water supply and foul drainage plans and no building shall be occupied or used until such time as the approved detailed measures serving that building have been fully completed in accordance with the approved details.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site and to ensure new environments and habitats are formed across the site. In accordance with Policies ESD6, ESD7, ESD8 and ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Materials

9. A schedule of materials and finishes including samples (in a panel where

relevant) to be used in the external walls and roof(s) of the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to works above ground level. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Landscaping

10. No development shall take place until a detailed scheme of hard and soft landscaping works based on the submitted landscape masterplan and the approved plans (reference Outline Soft Landscape Proposals - 22027-GUA-DR-L-002 Rev P08 and Outline Hard Landscape Proposals - 22027-GUA-DR-L-003 Rev P07) has been submitted to and approved in writing by the Local Planning Authority. These details will include the following:

- Identification of existing trees, shrubs and other vegetation to be retained including details of tree protection fencing to protect them during the construction process
- Wildlife habitat creation of potential benefit to protected species. The extent, location and design of such habitat shall be shown clearly and fully described.
- The creation of a visually attractive and stimulating environment for the occupiers of the future development, and other users of the site.
- The eradication of Japanese knotweed or other invasive species on the site, if applicable.
- The replacement of trees proposed to be lost in site clearance works.
- Details of the future management of the landscape scheme.
- Ground preparation measures to be adopted.
- Full botanical details, numbers, locations, planting specifications and densities/ seeding rates of all plant material included within the landscape scheme.
- Existing and proposed levels.
- Programme for delivery of the approved scheme

The approved scheme shall be implemented in accordance with the relevant approved programme for delivery forming part thereof and shall be managed for at least 5 years from the completion of the relevant scheme, in accordance with the approved management details.

Reason: To ensure the satisfactory appearance of the development, provide appropriate landscaping and protect wildlife in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan

2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Ecological Enhancement

11. a) Prior to above slab level works, details of Ecological Enhancement to achieve the submitted Biodiversity Matrix which indicates that the proposals would achieve at least 12.36% habitat enhancement and 37.24% hedgerow improvement. Details shall include:
- Species-rich meadow grassland should be incorporated where possible into areas of public open space and wildflower meadow planting
 - New native and species rich in the soft landscaping scheme to mitigate for hedgerow loss.
 - Any SuDS features proposed should be engineered to retain an area of standing water and planted with marginal plant species
 - Bat and bird boxes are recommended to be integrated into the walls of the residential properties including swift boxes and/or may be installed on mature trees within hedgerows or along the woodland edge
 - A small bug hotel to a tree with a hedgerow or along the woodland edge to the eastern edge.
 - Log and brash piles in appropriate locations
 - Any fencing that is to be installed should include gaps to allow for easy movement of hedgehogs.
 - A timescale for implementation and management to be not later than final occupation of the development.
- b) The approved scheme shall be implemented in accordance with the relevant approved programme for delivery forming part thereof and shall be managed for at least 5 years from the completion of the relevant scheme, in accordance with the approved management details.

Reason: To ensure that the development delivers the approved level of biodiversity net gain and appropriate landscaping and wildlife enhancement in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

LAPs and Informal Play

12. a) Prior to first occupation of the development details of Local Areas of Play (LAPs) or any other areas of informal play shall be submitted to and agreed in writing by the Local Planning Authority. The submitted information shall include details of site levels, play features, seating, pathways, planting and landscaping relating to that LAP or other area of informal play and a strategy for their implementation and management.

b) The development shall be carried out in accordance with the relevant agreed details and retained thereafter

c) Any trees or planting which form part of an agreed scheme pursuant to this condition and which should die or require replacement within the first 5 years after completion of the scheme shall be replaced as soon as practicable in the first available planting season.

Reason: To ensure that the proposals deliver an appropriate amount and variety of recreational opportunities for all ages in accordance with the submitted outline application and in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Street furniture

13. a) Prior to above ground works details of street furniture including seating, refuse bins and dog bins and bollards to cycleway access points shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to first occupation of the development or an alternative agreed timescale.

Reason: To ensure that the proposals deliver appropriate levels of seating, communal bins for recreational purposes and manage access to cycleways and functioning of the development to provide an amount and variety of recreational opportunities for all ages in accordance with the submitted outline application and in accordance with Policies PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD6, ESD7, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Lighting Strategy

14. No occupation shall take place until a detailed lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. The details to be submitted shall include:

- i) Lighting for play
- ii) Lighting for public realm and walking and cycling routes
- iii) Areas of ecological areas where lighting will be prohibited.
- iv) A strategy for roads and communal parking
- v) A strategy for mitigation to reduce light pollution during construction.

Reason: To minimise light pollution from the construction and operational phase of development and to ensure that the proposals are in accordance Policies PR3, PR5 and PR7a of the Cherwell Local Plan 2011-2031 (Partial Review), Policies BSC10, BSC11, ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the National Planning Policy Framework.

Fibre Optic Infrastructure

15. a) Prior to their installation details of fibre optic infrastructure shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate the completion of infrastructure to facilitate the provision of fibre optic cable to each dwelling upon the completion of the infrastructure.

b) The scheme shall be implemented in accordance with the agreed timescales and retained thereafter.

Reason: To provide appropriate and sustainable infrastructure for high speed internet connection in accordance with Policies PR7a, PR11 and PR12 of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Residential Travel Plan and Information Pack

16. Prior to first occupation a Residential Travel Plan and Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan is to be updated on occupation of 50% of the site (48th dwelling). The development shall be implemented in accordance with the approved Travel Plan including the updated version as relevant.

Reason: To promote sustainable modes of transport in accordance with Policies PR4a and PR7a of the Cherwell Local Plan 2011-2031 Part 1 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

PD Removal (extensions and outbuildings)

17. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or succeeding and replacement legislation no works or additions under Schedule 2 Part 1 or Part 2 shall be carried out relating to any of the dwellings hereby approved or within their curtilage without prior express consent of the Local Planning Authority.

Reason: Having regard to the nature of the properties and the designs and the associated intimate relationship to which extensions within a permitted development remit may compromise and having regard to

Development Plan Policies and guidance contained within the National Planning Policy Framework as a whole.

Parking and Turning areas

18. All parking and manoeuvring areas identified on the approved plans set out in Condition 2 shall be implemented prior to the first occupation of the relevant part of the approved development. Once implemented all parking, turning areas and garages shall remain for use of parking and manoeuvring of vehicles and shall not be used for alternative uses.

Reason - To ensure satisfactory functioning of the application site in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

EV Charging Points

19. No development above slab level shall take place until details of EV charging points have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter.

Reason - To ensure satisfactory access to the site for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Details of solar panels

20. Notwithstanding the submitted details, no development above slab level shall take place until details of solar panels have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter.

Reason - To ensure the development provides appropriate climate change mitigation for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Noise Mitigation

21. Prior to development above slab level a scheme to soundproof the affected dwellings against traffic noise shall be submitted to and approved by the Local Planning Authority to achieve an internal level in all sleeping areas of 30dB LAeq 1 hour and 45 dB L A max between 2300 hours and 0700 hours with windows shut and other means of ventilation provided. An internal level of 40dB LAeq 1 hour shall be achieved in all other areas of the building. All works that form part of the scheme shall be completed prior to occupation of the dwellings. The

development shall be implemented in accordance with the approved details prior to the occupation of the relevant dwelling.

Reason - To ensure the development provides appropriate residential environment for future residents of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

88 **Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington**

The Committee considered application 23/02338/OUT, an outline application for the erection of 15 detached and semi-detached single and two-storey dwellings (including affordable housing) together with means of access - re-submission of 22/03049/OUT for Manorwood Consultancy Ltd at Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington.

Christine Marsh, on behalf of Kirtlington Parish Council and the Mid-Cherwell Neighbourhood Plan Forum, addressed the Committee in objection to the application.

Jake Collinge, on behalf of the agent for the applicant, JCPC Ltd, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officers' report, presentation, addresses from the public speakers and the written updates.

It was proposed by Councillor Wood and seconded by Councillor Reynolds that application, 23/02338/OUT be refused, contrary to the officer's recommendation, for the reason that the proposal failed to respect the traditional settlement pattern of Kirtlington, extending beyond the village's built up limits, resulting in an incongruous and inappropriate form of development and was therefore contrary to Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C8, C28 and C30 of the Cherwell Local Plan 1996, Policies PD1, PD4 and PD5 of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government guidance within the National Planning Policy Framework (with the exact wording delegated to officers).

Resolved

That application 23/02338/OUT be refused, contrary to the officer's recommendation, for the following reasons:

1. By virtue of the siting and form, the proposal fails to respect the traditional settlement pattern of Kirtlington, extending beyond the village's built up limits, resulting in an incongruous and inappropriate form of development which would relate poorly to the remainder of the settlement. The proposal therefore runs contrary to Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C8, C28 and C30 of the Cherwell Local Plan 1996, Policies PD1, PD4 and PD5 of

the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government guidance within the National Planning Policy Framework.

2. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure contributions required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and workers and contrary to Policy INF1 of the Cherwell Local Plan 2011-2031 Part 1, CDC's Planning Obligations SPD 2018 and Government guidance within the National Planning Policy Framework.

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OS Parcel 0622 South of Jersey Cottages and East of Heyford Road, Kirtlington

The Committee considered application 23/02471/F, for the erection of 14 two storey dwellings and upgrading of existing access onto the Heyford Road, together with garaging and parking, footpath link, the removal and re-instatement of a section of existing wall and its repair along the Heyford Road frontage, and landscaping and all enabling development at OS Parcel 0622 South of Jersey Cottages and East of Heyford Road, Kirtlington for Abbeymill Homes.

Pete Shaw, local resident, addressed the Committee in objection to the application.

Tim Northey, on behalf of the applicant, Abbeymill Homes, and Briony Enser, Vice-Chair of Kirtlington Parish Council, addressed the Committee in support of the application.

In reaching its decision the Committee considered the officer's report, presentation, addresses from the public speakers and the written updates.

Resolved

That, in line with the officer's recommendation, application 23/02471/F be refused for the following reasons:

1. By virtue of its siting, scale, size, layout and form the proposal fails to respect the traditional settlement pattern of Kirtlington, extending beyond its built up limits to the east into countryside and into Kirtlington Park, resulting in an incongruous, contrived and inappropriate form of cul-de-sac development which would relate poorly to the remainder of the village, and cause demonstrable harm to the rural character and setting of the village and visual amenities of the area. Therefore, the proposal is contrary to Policies PSD1, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C8, C28 and C30 of the Cherwell Local Plan 1996, Policies PD1, PD4, PD5 and PD6 of the Mid-Cherwell

Neighbourhood Plan 2018-2031, Government guidance contained within the National Planning Policy Framework and the National Design Guide.

2. The proposed development would, by reason of its location, scale, layout and form, cause considerable harm to the character and significance of the heritage assets of Kirtlington Conservation Area and the Grade II Registered Park and Garden at Kirtlington Park, and would cause unacceptable harm to the settings of nearby listed buildings, in particular Grade II Home Farm, Grade II 3-4 Foxtownsend Cottages and the wider setting of Grade I Kirtlington Park house. Therefore, the proposal is contrary to Policies PSD1, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policy PD1 of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government advice within the National Planning Policy Framework.
3. The proposed development would fail to achieve a satisfactory standard of development on highway grounds due to the inability to achieve a satisfactory visibility splay to the north and the inability of a refuse collection vehicle to achieve satisfactory tracking within the site. In addition, in the absence of the failure to submit a Stage 1 Road Safety Audit, these three concerns would result in the potential for highway safety to be compromised. The development therefore conflicts with Policies PSD1, ESD15 and SLE4 of the Cherwell Local Plan 2011-2031 Part 1, Policy PD1 of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government guidance contained within the National Planning Policy Framework.
4. The proposed development fails to address the need for a safe layout to prevent the risk of crime and disorder occurring. The proposal would therefore fail to comply with Policies PSD1, ESD15 and BSC11 of the Cherwell Local Plan 2011-2031 Part 1, Policy PD5 of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government guidance contained within the National Planning Policy Framework.
5. The proposed development would occur on land classified as Grade 2 BMV agricultural land, in conflict Policy Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Policy PD1 of the of the Mid-Cherwell Neighbourhood Plan 2018-2031 and Government guidance contained within the National Planning Policy Framework.
6. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure contributions required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and workers and contrary to Policy INF1 of the Cherwell Local Plan 2011-2031 Part 1, CDC's Planning Obligations SPD 2018 and Government guidance within the National Planning Policy Framework.

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1 Elizabeth Rise Banbury OX16 9LZ

The Committee considered application 23/02821/F for single and two storey front extensions, first floor side extension and single and two storey rear extensions, removal of chimney on south-west elevation (revised scheme of 22/03323/F, 23/01059/F and 23/01952/F) at 1 Elizabeth Rise, Banbury, OX16 9LZ for Mr G Ashraf.

Councillor Kieron Mallon addressed the Committee as Local Ward Member.

In reaching its decision the Committee considered the officers' report, presentation, address of the public speaker and the written updates.

It was proposed by Councillor Webb and seconded by Councillor Harwood that application 23/02821/F be refused, against the officers' recommendation, due to flooding risk, overdevelopment of the site and excessive parking and was therefore contrary to Policy DSD15 of the Cherwell Local Plan 2011-2031 (with the exact wording delegated to officers).

Resolved

That application 23/02821/F be refused, contrary to the officer's recommendation, for the following reason:

1. By reason of its scale, design and siting, the proposal would result in overdevelopment of the site and would therefore adversely affect the character and appearance of the area. The proposal would therefore be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

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Appeals Progress Report

The Assistant Director Planning and Development submitted a report which informed Members about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

Resolved

- (1) That the position statement be accepted.

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Planning Performance Report

The Assistant Director Planning and Development submitted a report that detailed the Council's performance in determining planning applications against the Government's targets on speed and quality, as well as general performance figures.

Resolved

- (1) That the Council's performance in determining planning applications for the Government's targets on Speed and Quality, as well as general performance figures be noted.

The meeting ended at 6.42 pm

Chairman:

Date:

22/03883/F - APPENDIX 1- Heads of Terms for Section 106 Agreement/undertaking

Planning obligation			Regulation 122 Assessment
Detail	Amounts (all to be Index linked)	Trigger points	
Affordable Housing	48 dwellings – 50% of total 3 built to M4(3) standard Social rent (34) – 5 x 1b2p flats - 10 x 2b4p flats 4 x 2b4p houses 12 x 3b6p houses 3 x 4b7p houses First Homes (12) 8 x 1b2p flats 4 x 2b4p flats Shared Ownership (2) 2 x 3b6p houses Plus all other arrangements as required to deliver acceptable affordable housing to meet needs	Suitable trigger points for an RP to be brought on board and then for the delivery of the affordable housing alongside the delivery of market dwellings.	<p>Necessary – Yes – The site is allocated as part of the Partial Review – Policy PR2 and PR7a are the relevant policies.</p> <p>Directly related – Yes – the affordable housing will be provided for the need identified in the Local Plan</p> <p>Fairly and reasonably related in scale and kind – Yes – the contribution is the level of the expected affordable housing.</p>
OCCG	£84,648	50% occupation or an alternative agreed trigger	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development. Additional consulting rooms and enhanced capacity at Gosford Hill Medical Centre are therefore proposed through the</p>

			<p>contribution. The justification presented by the Healthcare provider (OCCG) is considered to be appropriate.</p> <p>Directly related – Yes. The proposals would be used towards the creation of consultation space</p> <p>Fairly and reasonably related in scale and kind – Yes</p>
Public Art, Public Realm and Cultural Wellbeing	£18,816.00	First occupation or an alternative agreed trigger	<p>Necessary – In accordance with the Council's Adopted SPD. Public Realm, Public Art and Cultural Well-being. Public realm and public art can play an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples' lives. SPD 4.132 The Governments Planning Practice Guidance (GPPG) states public art and sculpture can play an important role in making interesting and exciting places that people enjoy using and for neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment. It is also recommended that the design and execution of the artwork embeds participatory activity for local schools and community groups to ensure the work is meaningful and inspires cultural wellbeing.</p>

			<p>Directly related – The recommendation is to engage a lead artist/artist team to develop a series of bespoke and creative waymarkers or landmark features around the cycleways and footpaths. These could also potentially be rolled out to other routes in the area to create a broader network and link in the neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment. It is also recommended that the design and execution of the artwork embeds participatory activity for local schools and community groups to ensure the work is meaningful and inspires cultural wellbeing.</p> <p>Fairly and reasonably related in scale and kind – Based on £200 per residential dwelling (£16,800) plus 12% for management and maintenance (£2,016) is considered to be proportionate to the scale and location of the development</p>
Outdoor Sports Provision	<p>£193,634.88 – towards Stratfield Brake or the southern half of the allocation or an alternative agreed scheme in the locality.</p> <p>In this context of the above, proportionate contributions are sought to the southern half of the development under application reference 22/00747/OUT</p>	50% of the development occupation or alternative agreed trigger.	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD</p>

			<p>Directly related – The future occupiers will place additional demand on existing facilities.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Indoor Sports Provision	£80,154.89	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation.	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD. Contributions would be towards improvements at Kidlington & Gosford Leisure Centre and/or a new facility in the vicinity.</p> <p>Directly related – The future occupiers will place additional demand on existing facilities.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Community Hall	Community Hall - £109,754.04 (directed towards the provision on the southern half of the allocation)	50% of the development occupation or alternative agreed trigger	<p>Necessary - Seeking a contribution towards improvements at a community facility within the locality (potentially the community building as part of the</p>

			<p>proposals) in accordance with Policy BSC 12 and Policy PR11 and the Developer Contributions SPD.</p> <p>Directly Related – Yes</p> <p>Fairly and Reasonably related in scale and kind- Yes</p>
A public transport services contribution	£95,910 towards Public Transport Services	First Occupation or alternative agreed trigger	<p>Necessary – The contribution is necessary to provide sustainable transport options to the site and as part of the overall public transport provision</p> <p>Directly related – The proposal provides for residential which should be reasonably accessible via public transport modes to ensure occupiers have options to use sustainable modes of transport. It is therefore directly related to the development.</p> <p>Fairly and reasonably related in scale and kind – The level is at an established rate and based on number of dwellings.</p>
Public Transport Infrastructure	£34,395 towards new bus stops	First occupation or alternative agreed trigger	<p>Necessary – The contribution is necessary to provide sustainable transport options with the fitting of four bus shelters on the site.</p> <p>Directly related –</p>

			<p>The proposal provides for residential which should be reasonably accessible via public transport modes to ensure occupiers have options to use sustainable modes of transport. It is therefore directly related to the development.</p> <p>Fairly and reasonably related in scale and kind – The level is at an established rate and based on number of dwellings.</p>
Travel Plan Monitoring contribution towards the cost of monitoring the framework and individual travel plans over the life of the plans	£1,558	First occupation or alternative agreed trigger	<p>Necessary – The site will require a framework travel plan. The fee is required to cover OCCs costs of monitoring the travel plans over their life.</p> <p>Directly related - The contribution is directly related to the required travel plans that relate to this development. Monitoring of the travel plans is critical to ensure their implementation and effectiveness in promoting sustainable transport options.</p> <p>Fairly and reasonably related in scale and kind – The amount is based on standard charging scales which are in turn calculated based on the Officer time required at cost.</p>
Public Rights of Way	£12,280	First occupation or alternative agreed trigger	<p>Necessary - to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time</p>

			<p>period and under the Rights of Way Management Plan aims. The contribution would be spent on improvements to the public rights of way in the vicinity of the development – in the ‘impact’ area up to 3km from the site, predominantly to the east, south and north of the site. Primarily this is to improve the surfaces of all routes to take account of the likely increase in use by residents of the development as well as new or replacement structures like gates, bridges and seating, sub- surfacing and drainage to enable easier access, improved signing and protection measures such as anti-motorcycle barriers. New short links between existing rights of way would also be included.</p> <p>Directly related - Related to rights of way and improvements arising from the development to support public rights of way enhancement</p> <p>Fairly and reasonably related in scale and kind - Calculated on the basis of the impact arising from the development and the scale of the development</p>
Secondary Education	£676,438	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an	<p>Necessary – To address the complexity of planning secondary school provision equitably across all the PR sites, the approach taken is that credit for any existing surplus places in the Woodstock-Begbroke-Kidlington area</p>

		alternative agreed trigger with the County	<p>should be distributed across the PR sites in proportion to the number of dwellings allocated in the Local Plan. When the individual planning applications are assessed, the site's share of the surplus places will not be subject to secondary education contributions. A per-pupil cost rate will be applied to the remaining pupil generation. This cost will be based on the cost of building a new school in Begbroke of the scale needed to meet expected population growth, currently assumed to be 900-places. The scale of surplus capacity to be distributed across the PR sites has been assessed as a total of 200 places. PR7a has an allocation of 430 dwellings in the Local Plan, which is 10% of the total allocated dwellings. It therefore benefits from 20 of the surplus places. However the current application is for only part of PR7a, and proposes 96 dwellings, or 22% of the allocation. An application for the rest of PR7a (22/00747/OUT), with a total of 370 dwellings proposed. This brings the total of dwellings proposed to 466, 36 more than originally allocated. The spare place discount has been calculated using the original allocation, however, with 86% of the spare places being allocated to the larger site ($370/430 = 0.86$). This leaves 14% - or 3 spare places - to be offered to this site ($0.14 * 20 = 3$) The estimated gross secondary pupil generation from the current application is 22. Deducting the</p>
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			<p>remaining 3 surplus places, the estimated net secondary pupil generation from the current application is 19. The net pupil generation is charged at the per pupil cost of building a 900-place school on the Begbroke site, which is £35,602 excluding land (at BCIS TPI=327).</p> <p>Directly related – Related to the pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
Secondary Education Land Costs	£61,030	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County	<p>Necessary – A contribution is also required towards secondary school site acquisition land costs, proportionate to Local Plan allocated dwelling numbers.</p> <p>Directly related – Related to the expected pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
SEN Development	£53,845	The amount to be phased across the delivery of the scheme. 50% to be delivered	<p>Necessary – towards expansion of SEN school capacity is therefore sought based on the</p>

		<p>on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County Council</p>	<p>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).</p> <p>Directly related – Related to the expected pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
<p>OCC Transport (final requests tbc)</p>	<p>£238,411 towards the London-Oxford Mobility Hub</p> <p>£94,188 towards the Cycle Superhighway</p> <p>A contribution towards Cutteslowe Roundabout and Bicester Road Active Travel Enhancement - tbc</p> <p>£133,208 towards enhancement of Kidlington Roundabout</p> <p>£176,679 towards improvements of the bus lane improvements along Bicester Road to Kidlington Roundabout</p> <p>£28,346 to junctions the A4260/ A4165 corridor to improve bus movements</p>	<p>The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County Council</p>	<p>Necessary – The highway improvements are identified through the work on the Transport Assessment and the works are identified in the Local Plan.</p> <p>Directly related – Identified in Appendix 4 of the Local Plan</p> <p>Fairly and reasonably related in scale and kind – The scale of the identified contributions are appropriate. Proportionate contributions would need to be identified towards the Travel Hub and Cycleway.</p>

	<p>£6,157 towards public realm enhancements on A4260</p> <p>£6,640 towards a Traffic Regulation Order amendment to Bicester Road</p>		
Open Space Maintenance	<p>Up to: Mature Trees: £280.04/tree New Woodland Maintenance 35.02/sq. m Hedgerow: £26.60/lin. m Attenuation Basin: £66.05/sq. m Swales: £120.32/lin. m Informal Open Space: £12.65/sq. m LAP/LEAP Combined: £179,549.95 LEAP/NEAP Combined: £540,048.31 MUGA: £73,215.11</p> <p>The above figures represent the whole development contribution however proportionate contributions would also be sought in combination with the southern half of the development under application reference 22/00747/OUT who would benefit from the formal play, open space and recreation facilities.</p>	On transfer of the landscaping/phased contribution payment	<p>Necessary – Policy BSC 11: Local Standards of Provision- Outdoor Recreation, Table 7: Local Standards of Provision - Outdoor Recreation If Informal open space/landscape typologies/ play areas are to be transferred to CDC for long term management and maintenance, the following commuted sums/rates covering a 15 year period will apply. The typologies are to be measured and multiplied by the rates to gain the totals.</p> <p>Directly related – Commuted sums/rates covering a 15 year period on open space and play facilities on site.</p> <p>Fairly and reasonably related in scale and kind – Contributions are sought in relation to the scale and amount of open space on site.</p>
Library Services	£10,354	On first occupation or alternative agreed trigger	<p>Necessary – This site is served by Kidlington Library but it is unable to accommodate such expansion. This development will</p>

			<p>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.</p> <p>Directly related – Kidlington Library is the nearest public library to the application site and is within walking distance of the site.</p> <p>Fairly and reasonably related in scale and kind – Contributions are sought in relation to the 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 894 people. Based on this, the area of the library required is 24.6M2</p>
Waste and Recycling	£9,020	On first occupation or an alternative agreed trigger	<p>Necessary: Site capacity is assessed by comparing the number of visitors on site at any one time</p>

			<p>(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 96 dwellings. If each household makes four trips per annum the development would impact on the already over capacity HWRCs by an additional 384 HWRC visits per year</p> <p>Directly Related: Will be towards providing waste services arising from the development</p> <p>Fairly and reasonably related in scale and kind Calculated on a per dwelling basis total land required for current dwellings (300,090) is 55,350 m², or 0.18m² per dwelling. This equate to a contribution of £93.96 per dwelling.</p>
Extension to the Cemetery	0.7ha hectares of land – details of drainage, contributions installation to pathways and connection to existing Cemetery and ongoing maintenance. Transfer to Kidlington Parish Council.	Appropriate timescale to be agreed	<p>Necessary: 0.7ha of land identified within Policy PR7a as part of the overall allocation</p> <p>Directly Related: Identified within the allocation policy PR7a</p> <p>Fairly and reasonably related in scale and kind</p>

			Level and detail is in accordance with the allocation.
Proportionate contributions to southern half of the allocation under 22/00747/OUT	Contributions towards open space, play provision and allotments as appropriate.	Appropriate timescale to be agreed	<p>Necessary: Ensure that the development provides and delivers all the onsite facilities proposed across the allocation.</p> <p>Directly Related: Facilities identified with the proposed masterplan and layout of both applications.</p> <p>Fairly and reasonably related in scale and kind Ensures that the proposal delivers all the onsite facilities proposed across the allocation in a fair and equitable manner.</p>
CDC and OCC Monitoring Fee	CDC: £5,000	On completion of the S106	The CDC charge is based upon its agreed Fees and Charges Schedule
The securing of the requirement for the applicant to submit a scheme to secure a private scheme of resident parking to deter commuter parking within the development to mirror the operation of a CPZ prior to the formal TRO process.			

