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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 3 October 2024 at 4.00 pm

Present:

Councillor Barry Wood (Chairman)
Councillor Amanda Watkins (Vice-Chairman)
Councillor Rebecca Biegel
Councillor Chris Brant
Councillor John Broad
Councillor Phil Chapman
Councillor Becky Clarke MBE
Councillor Jean Conway
Councillor Grace Conway-Murray
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lesley McLean
Councillor Rob Parkinson
Councillor David Rogers
Councillor Les Sibley
Councillor Dr Kerrie Thornhill

Substitute Members:

Councillor Lynne Parsons (In place of Councillor Dr Isabel Creed)

Apologies for absence:

Councillor Dr Isabel Creed
Councillor David Hingley

Also Present:

Councillor Rob Pattenden, (Speaking as Ward Member on application 24/01908/OUT - agenda item 10 / Minute 68)

Officers:

Paul Seckington, Head of Development Management
Andrew Thompson, Principal Planning Officer
Katherine Daniels, Principal Planning Officer
Karen Jordan, Deputy Principal Solicitor
Matt Swinford, Democratic and Elections Officer

Martyn Surfleet, Democratic and Elections Officer

61 **Declarations of Interest**

8. Former Piggery And Land North Of Woodstock Road Yarnton

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

Councillor Fiona Mawson, Other Registerable Interest, as a member of Yarnton Parish Council which had been consulted on the application.

11. Bicester East Community Centre, Keble Road, Bicester, OX26 4TP

Councillor Les Sibley, Other Registerable Interest, as a member of Bicester Town Council which had been consulted on the application.

Councillor Jean Conway, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lesley McLean, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Chris Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Rob Parkinson, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

62 **Requests to Address the Meeting**

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

63 **Minutes**

The Minutes of the meeting held on 5 September 2024 were agreed as a correct record and signed by the Chairman.

64 **Chairman's Announcements**

The Chairman made the following announcement:

1. Going forward site visits would be held on the Tuesday of the week of the Planning Committee meeting rather than the day of Planning

Committee, however this was subject to change based on officer recommendation.

65 **Urgent Business**

There were no items of urgent business.

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

There were no proposed pre-committee site visits.

67 **Former Piggery And Land North Of Woodstock Road Yarnton**

The Committee considered application 23/03307/OUT, an outline planning application for a residential development of up to 300 dwellings with associated infrastructure and open space (outline) and new access off the A44 at Former Piggery and Land North Of Woodstock Road Yarnton, for Hallam Land Management Limited, G Smith, K Fletche.

Maddi Simpson, applicant, and Nicky Brock of Carter Jonas, Agent, addressed the meeting in support of the application.

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

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning and Development to grant permission subject to:

- i. Resolving the objection of network rail to the Satisfaction of the Assistant Director Planning and Development
- ii. Resolving the objection of the environment agency to the satisfaction of the Assistant Director Planning and Development
- iii. The conditions set out below (and any amendments to those conditions as deemed necessary) and
- iv. In accordance with the heads of terms (annex to the Minutes as set out in the Minute Book), 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 following (and any amendments as deemed necessary)
 - a. Payment of financial contributions towards on/off site community, sports and recreation including the delivery of on-site sport at the future Secondary School for the wider benefit of the community.
 - b. Payment of contributions towards transport and public transport enhancements and feasibility work towards a new station and sustainable transport (e.g. travel plan monitoring)

- c. Payment of contributions and land towards Secondary School, SEND and Primary Schools.
- d. Payments of contributions to Police and Health infrastructure.
- e. Payments of contributions to Canal Towpath enhancement and a connecting bridge to Allocation PR7b
- f. Payment of contributions towards archaeology storage, library enhancement and waste services
- g. Appropriate monitoring fees for the delivery of the s106

It was further resolved that if the section 106 agreement/undertaking was not completed within 12 months of this resolution and the permission was not able to be issued by this date and no extension of time had been agreed between the parties, that authority be delegated to the Assistant Director for Planning and Development to refuse the application for the following reason:

1. 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 contrary to Policies PR2, PR4a, PR4b, PR5, PR8 and PR12 of the Cherwell Local Plan Partial Review, Policies BSC7, BSC10, BSC11, BSC12, SLE4 and INF1 Cherwell Local Plan 2015 and the aims and objectives of the National Planning Policy Framework

CONDITIONS

Time Limits

1. The first Reserved Matters Application shall be made to the local planning authority no later than 3 (three) years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be Commenced either before the expiration of 3 (three) years from the date of this permission, or before the expiration of 2 (two) years from the date of the last Reserved Matters Application to be approved, whichever is the later.

Reason: To prevent the accumulation of unimplemented planning permissions, in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

3. Details of the layout, scale, appearance, landscaping and access (other than shown on the approved plans) (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the

Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended) and the Development Management Procedure Order.

Compliance with Plans

4. 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:

Location plan – 201506_OPN_P001

Parameter plans,

- Land use – 201506_OPN_P003
- Maximum Building Heights, – 201506_OPN_P004
- Access and Movement – 201506_OPN_P005
- Green & Blue Infrastructure – 201506_OPN_P006

Highways Drawings:

- Proposed Traffic Signal Junction Access Arrangement - 8190898_6103_K,
- Proposed Traffic Signal Junction Arrangement, Hallam Only - 8190898_6106_B,
- SWA 12m rigid and Home Delivery Van - 8190898_6201_A,
- SWA 8.2m Fire Tender - 8190898_6202_A,
- SWA 12m Bus and Home Delivery Van - 8190898_6203_A

The following plans are illustrative only but have formed part of the application submission:

- Illustrative Plan – 201506_OPN_P002

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

Compliance with the Environmental Statement

5. The development shall be carried out in accordance with the mitigation measures summarised in Chapter 19 in the Environmental Statement.

Reason: To ensure that the development takes place in accordance with the schedule of mitigation contained within the Environmental Statement.

Phasing

6. No development shall commence until a Site Wide Phasing Plan which accords with the s106 triggers and Transport Mitigation Strategy has

been submitted to and approved in writing by the Local Planning Authority. It shall define a key phase and include the expected sequence of delivery of development within a Development Area, or sub area, or the provision of any other element or to any other applicable trigger point. The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority. The Phasing Plan shall, by written agreement with the Local Planning Authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure. The Site Wide Phasing Plan shall include but not be limited to the sequence of providing the following elements:

- a. A plan showing defined key phases
- b. Residential development parcels, including approximate housing numbers;
- c. Construction accesses and temporary facilities (e.g. site compounds and sales offices)
- d. Local bus services;
- e. Major distributor roads/routes within the site, including timing of provision and opening of access points into the site and connections to neighbouring developments;
- f. Strategic footpaths and cycleways;
- g. Strategic foul and surface water features and SUDS;
- h. Formal and informal public open space, allotments, community orchard and parks and play facilities;
- i. Strategic electricity, telecommunications and gas networks;
- j. Infrastructure for the provision of fibre optic cables;
- k. Biodiversity net gain;
- l. Environmental mitigation measures;
- m. A mechanism for its review and where necessary amendment.

Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development, in accordance with Policy PR8 of the Cherwell Local Plan (Partial Review) and the aims and objectives of ensuring clear development monitoring and delivery in the NPPF.

Development Brief/Coding

7. Prior to the submission of the first of the reserved matters applications for each Phase of the development except for enabling works or strategic engineering works, a Design Code for that Phase shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall be prepared for each Key Phase in accordance with the principles and parameters established in the Approved Documents submitted with the Outline Planning Application. It shall include both strategic and more detailed elements.

The Design Code shall explain its purpose, structure, and status; indicate who should use the document and how to use it; set out the mandatory and discretionary elements and be clear how these apply. Where relevant the Design Code shall address the interface with adjoining areas, whether they have already been subjected to design coding or not, and indicate appropriate cross boundary design responses, both within the Application Site and across the Allocated Site, in accordance with the principles of the outline planning permission or Policy PR8 of the Cherwell Local Plan, unless otherwise demonstrated. The detail of the requirements of the Design Code are at Appendix A.

Reason: To ensure high quality design and coordinated development and to facilitate comprehensive development through cumulative phases of development in accordance with Policies PR4a, PR5, PR8 of the Cherwell Local Plan Partial Review, Policies BSC8, BSC9, BSC10, BSC11, BSC12, ESD1, ESD2, ESD3, ESD5, ESD6, ESD7, ESD8, ESD10, ESD13, ESD15, ESD16, ESD17 and SLE4 of the Cherwell Local Plan 2011-2031 and saved Policies C28 and C30 of the Cherwell Local Plan 1996

Site Wide Construction and Environmental Management Plan (CEMP)

8. Prior to the commencement of development a detailed site wide Construction and Environmental Management Plan (CEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall be based on the principles outlined in the submitted Construction Environmental Management Plan shall include the following:
 - i) Implementation of earthworks and details of any piling, noise, vibration and associated mitigation;
 - ii) Implementation air quality and dust suppression management measures through a Dust Management Plan;
 - 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 minimising 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) Construction management measures to ensure the preservation of heritage assets and to ensure the preservation of on site designated heritage assets within the site
 - vi) An Emergency Response / Spill Response Plan to be produced by the Principal Contractor(s) for the protection from contamination
 - vii) 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

viii) Measures to reduce the impact on nearby residents and associated temporary fencing, lighting and construction compounds and activity through the operational phase of development

ix) 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 carried out in accordance with the approved CEMP.

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 Environmental Statement and in accordance with Policies ESD1, SLE4 of the Cherwell Local Plan Part 1 2011-2031, Policy PR8 of the Cherwell Local Plan Partial Review and the aims and objectives of the NPPF.

Construction Traffic Management Plan (CTMP)

9. Prior to the commencement of development a Construction Traffic Management Plan (CTMP) shall be submitted to and agreed in writing by the Local Planning Authority. The CTMP shall detail traffic routing, temporary access and haul roads to ensure construction vehicles, materials and logistics saving measures are managed.

The development shall be carried out in accordance with the approved CTMP.

Reason: To manage construction process and to ensure that the impacts to local transport infrastructure and the strategic highway network is managed in accordance with the mitigation outlined in the Environmental Statement and in accordance with Policies ESD1, SLE4 of the Cherwell Local Plan Part 1 2011-2031, Policy PR8 of the Cherwell Local Plan Partial Review and the aims and objectives of the NPPF.

Site Wide Landscape and Ecology Management Plan (LEMP)

10. Prior to first occupation of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) covering a period of no less than 30 years shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the site shall be managed in accordance with the details of the approved LEMP.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policies PR5 and PR8 of the Cherwell Local Plan Partial Review, Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within Section 15 of the National Planning Policy Framework

Housing Mix

11. Prior to the submission of the first application for approval of Reserved Matters relating to the first Development Parcel including residential development within each Phase a housing mix strategy shall be submitted to and agreed in writing by the Local Planning Authority. The submitted strategy shall set out in relation to that Phase details of affordable housing and how this contributes to provision across the whole site and to ensure that there is no significant difference between market and affordable housing provision which would compromise the integration of affordable housing within the development.

Reason: To ensure the appropriate development of the housing in accordance with Policies PR2 and PR8 of the Cherwell Local Plan 2011 – 2031 Partial Review and the aims and objectives of the NPPF.

Self Build Strategy

12. Prior to the submission of the first application for approval of Reserved Matters in each Phase a Strategy to enhance or support the opportunity for the delivery of self/custom build homes shall be submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the agreed details.

Reason: To ensure the appropriate development of the housing in accordance with Policies PR2 and PR8 of the Cherwell Local Plan 2011 – 2031 Partial Review and the aims and objectives of the NPPF.

Parking Strategy

13. i) Prior to, or concurrently with, the submission of the first Development Area Brief, a Site Wide Car and Cycle Parking Strategy shall be submitted to the local planning authority for approval. No occupation shall commence until such time as the Strategy has been approved in writing by the local planning authority. The Strategy shall:

- a) set car, coach, bus, cycle and motorcycle parking levels for different uses in relation to targets associated with the Site Wide Travel Plan agreed pursuant to the Section 106 Agreement and provide a mechanism for review;

- b) provide a distribution strategy and hierarchy for all types of parking;

- c) provide principles for temporary car parking and its phasing;

- d) set levels for and principles relating to the location and type of electric vehicle charging points.

- ii) Any Reserved Matters Application which includes parking shall be accompanied by a Parking Plan submitted to the local planning

authority for its approval which details how the proposed development complies with the Site Wide Car and Cycle Parking Strategy. The Parking Plan shall be implemented before the buildings permitted by approval of the Reserved Matters Application are first occupied and shall thereafter be maintained thereafter.

Reason: In order to provide consistent and sustainable parking management across the Site to help minimise impact on the network and promote sustainable modes of travel, reduced reliance on the private car and opportunities to maximise the use of public transport, walking and cycling in accordance with Policy PR8 of the Cherwell Local Plan 2011 – 2031 Partial Review and the aims and objectives of the NPPF.

Contamination Verification Strategy

14. A verification report that demonstrates the effectiveness of the remediation carried out in accordance with the Environmental Statement Contaminated Land Chapter on the site shall be submitted to and approved in writing by the Local Planning Authority. Any change to the proposed remediation strategy must be submitted to and approved by the Local Planning Authority prior to works commencing.

Reason: To ensure that any aparthotel rooms are not used as permanent residential accommodation or student accommodation, which would give rise to different impacts in accordance with Policy PR8 of the Cherwell Local Plan 2011 – 2031 Partial Review and the aims and objectives of the NPPF.

Unexpected Contamination

15. If during the course of development, contamination not previously identified is found to be present at the Site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development within the area subject to the contamination (unless otherwise agreed in writing with the local planning authority) shall be carried out until the applicant has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

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 Policy PR8 of the Cherwell Local Plan 2011 – 2031 Partial Review and the aims and objectives of the NPPF.

Ecology/BNG condition(s)

16. Prior to the commencement of works, a detailed Biodiversity Improvement Management Plan (including updated survey work as appropriate). The management plan, should set out and include:

- Survey work in relation to breeding birds, water voles and badgers
- the retention and enhancement of the main river running to the south and surrounding landscaping;
- retention and enhancement of existing ponds and ditches on the Site.
- creation of new of ponds on the Site,
- the creation of Sustainable Drainage System wetland; and
- enhance the extent and connectivity of habitat suitable for protected species including otters and water voles.
- Mitigation of badgers and other protected species

Reason: To ensure that the development follows the Ecology mitigation identified in the Environmental Statement, submits appropriate information in relation to Biodiversity Management outlined in Policies PR5 and PR8 of the Cherwell Local Plan Partial Review, Policies ESD10, ESD13 and ESD16 of the Cherwell Local Plan 2011-2031 and meets the requirements of the NPPF in mitigating and achieving biodiversity net gain

17.a) Prior to the first Reserved Matters a detailed strategy for the achievement of Biodiversity Net Gain across the whole site shall be submitted to and agreed in writing by the Local Planning Authority.

b) As part of each subsequent Reserved Matters details of Biodiversity Net Gain to be achieved over the Reserved Matters submission and how this contributes to the overall development aims shall be submitted to and approved in writing by the Local Planning Authority.

c) The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development meets the requirements of the NPPF in mitigating and achieving biodiversity net gain and in accordance with Policies PR5 and PR8 of the Cherwell Local Plan Partial Review, Policies ESD10, ESD13 and ESD16 of the Cherwell Local Plan 2011-2031

Sustainable Construction Strategy

18.a) Prior to or concurrently with the submission of the first Development Parcel Reserved Matters application, a strategy shall be submitted detailing how the development will progress the aims of net zero carbon to include targets for each element that:

- As a minimum, complies with national and local requirements for low and zero carbon.
- Create a Development that is resilient to energy price fluctuation and the impacts of climate change.
- Supports the transition towards Net Zero Carbon.
- Reduce potable water demand through the efficient use of water to a maximum of 105 litres per person per day
- Include details for the management of wastewater (e.g. through rainwater harvesting)

- Manage water run-off through the incorporation of SuDS
- Minimise the generation of and increase the reuse of waste associated with demolition, excavation and construction
- Provide systems for efficient waste management during operation
- Provide for the sustainable use of materials and resources, considering embodied impacts, sourcing, conservation and reuse
- Promote and enable efficient low-carbon means of transport and prioritise active transportation by providing a minimum appropriate cycle storage within dwellings and providing staff cycle storage and changing facilities within workplaces
- Ensure the reduction in energy use for heating and cooling
- Provide for electric charging points on all private properties, communal parking spaces, and on all disabled parking spaces with the provision of passive capability to install future electric vehicle charging points
- Sustainable buildings that deliver high levels of enhanced economic, social and environmental outcomes including lower operational costs.

b) As part of the Reserved Matters submissions for each Development Parcel a compliance statement for that Development Parcel shall be submitted demonstrating how the proposal meets or exceeds the requirements of Site wide sustainability standards and a strategy for implementation in relation to that Development Parcel.

c) The development of each Development Parcel shall be implemented in accordance with the relevant agreed details and timescales for that Development Parcel.

Reason: To ensure that the proposals meet the challenge of the legislation set out in the Climate Act 2008 as set out by the aims and objectives set out in the NPPF, Policies PR5, PR8 and PR11 of the Cherwell Local Plan Partial Review and Policies ESD5, ESD6, ESD7 and ESD8 of the Cherwell Local Plan 2011-2031 and the aims and objectives of the NPPF.

Landscape Reserved Matters

19. Any Reserved Matters Application for landscaping details pursuant to this approval shall, where relevant, include detailed landscape designs and specifications for the associated Reserved Matters Area. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the Approved Design Code for a Phase and shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including details of cultivation to soils before seeding and turfing, proposals for maintenance and management associated with plant and grass establishment for a 5- year establishment and maintenance period, details of the mix, size, distribution, density of all trees/hedges/shrubs to be planted and the proposed planting season. The planting plan

shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

b) 1:500 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.

c) The landscape treatment of roads (primary, secondary, tertiary, and green) through the development.

d) A specification for the establishment of trees, including within hard landscaped areas including details of space standards (target rooting volumes for trees and distances from buildings and/or development parcels.) and tree pit details.

e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.

f) Full details of any existing, altered, or proposed watercourses/drainage channels.

g) Full details of the location of any services and utilities relative to existing and proposed soft landscaping.

h) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882: 2015, proposed levels and contours to be formed and sections through construction to show make-up.

Hard Landscaping

i) Full details, including cross-sections, of all bridges and culverts.

j) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs, and lighting columns/brackets.

k) 1:500 plans (or at a scale otherwise agreed) including cross sections, of roads, paths, and cycleways.

l) Details of all hard-surfacing materials (size, type, and colour)

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.

The landscaping within the Reserved Matters Area shall be implemented in accordance with the approved plans for implementation and for their replacement.

Reason: To ensure an appropriate level of information is contained within the application documentation in accordance with Policies

Surface Water Strategy

20. As part of any application for reserved matters relating to layout, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, including principles of future management, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall not be implemented

other than in accordance with the approved details and shall be implemented before the development is completed. It shall thereafter be managed in accordance with the approved details. The scheme shall also include:

- a) a compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
- b) full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- c) a Flood Exceedance Conveyance Plan;
- d) comprehensive infiltration testing across the site to BRE DG 365 (if applicable);
- e) detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- f) detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and; details of how water quality will be managed during construction and post development in perpetuity;
- g) confirmation of any outfall details; and
- h) consent for any connections into third party drainage systems.

Reason: To manage on site drainage and sustainable drainage systems across the site in accordance with Policies PR5 and PR8 of the Cherwell Local Plan Partial Review, Policies ESD6, ESD7, ESD8, ESD10, ESD13, ESD15 and ESD16 of the Cherwell Local Plan 2011-2031 and the aims and objectives of the NPPF

Foul Water Strategy

21. The development shall be undertaken in accordance with a Development and Infrastructure Phasing Plan which shall be submitted for approval by the LPA prior to development commencing. As a minimum the Plan should include the anticipated commencement and occupation of development phases and how the necessary upgrade works and their timescales for delivery have been taken into account. Occupation of the development (or part of the development) shall only take place in accordance with the Development and Infrastructure Phasing Plan."

Reason: Oxford sewage treatment works does not have capacity to accommodate all flows from the development. While acceptable in principle, development needs to be aligned with upgrades to the sewage treatment works to avoid adverse impacts on the environment.

22. The development shall not be occupied until confirmation has been provided to the LPA that all foul water network upgrades required to accommodate the additional flows from the development are operational with that time period anticipated as being within 3 years of the date of this consent".

Reason: The local sewerage network does not have capacity to accommodate all flows from the development. While acceptable in

principle, development needs to be aligned with upgrades to the sewerage network to avoid adverse impacts on the environment.

23. The development shall not be occupied until confirmation has been provided to the LPA that all foul sewage treatment upgrades required to accommodate the additional flows from the development are operational with that time period anticipated as being within 3 years of the date of this consent".

Reason: The local sewage treatment works does not have capacity to accommodate all flows from the development. While acceptable in principle, development needs to be aligned with upgrades to the sewerage network to avoid adverse impacts on the environment in accordance with Policies PR8 and PR11 of the Cherwell Local Plan Partial Review and Policies INF1 of the Cherwell Local Plan 2011-2031 and the aims and objectives of the NPPF

Residential Travel Plan

24. Within three months of first occupation of each Phase a Travel Plan for the residential dwellings of that Phase shall be submitted to and approved by the Local Planning Authority and implemented thereafter. The Travel Plan shall include mechanisms for review and updating dependent on delivery timescales. The development shall be carried out in accordance with the Adopted Travel Plan.

Reason: To promote and implement sustainable transport measures and reduce the reliance on the car and promote cycling, walking and the use of public transport in accordance with Policies PR4a, PR8 and PR11 of the Cherwell Local Plan Partial Review and Policies INF1 and SLE4 of the Cherwell Local Plan 2011-2031 and the aims and objectives of the NPPF.

Youth and Play Strategy

25. Prior to or concurrently with the submission of the first of the reserved matters submission, a Strategy for Youth Facilities and Children's Play provision across the development, in accordance with the principles set out in the submitted Environmental Statement and the principles of the Design Code (approved under Condition 7), shall be submitted to the Local Planning Authority for approval. The Youth and Play Strategy shall include sufficient details to demonstrate the implementation of the Sports strategy within the Strategic Design Guide including specifications, location and phasing and include details of management, maintenance and governance. Reserved matters submissions shall take account of and be submitted in accordance with the approved strategy.

Reason: To ensure that the proposals deliver appropriate an amount and variety of sport and recreational opportunities for all ages in accordance with the submitted Environmental Statement, Sports Strategy and Landscape Strategy and Policies PR5 and PR8 of the Cherwell Local Plan Partial Review and Policy BSC10, BSC11, ESD10,

ESD13, ESD15, and ESD17 of the Cherwell Local Plan 2011-2031, 2031, saved policies C28 and C30 of the Cherwell Local Plan 1996 and the aims and objectives of the NPPF.

Formal Play (NEAPS, LEAPS)

26. a) A Reserved Matters submission which includes formal play provision shall be carried out in accordance with the Site Wide Youth and Play Strategy and shall include details of site levels, play features and facilities for an appropriate age of children and youth provision, seating, pathways, planting and landscaping relating to that play facility and a strategy for its implementation and management shall be submitted for the approval of the Local Planning Authority. The play equipment shall be designed in a manner to reflect the location and to ensure that there is individual identity and design to distinguish the play facility from other play facilities in the application site.
- b) The development of the play provision 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 PR8 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.

Informal Play (LAPs, SiPs)

27. a) A Reserved Matters submission which incorporates additional Local Areas of Play (LAPs), Sites for Imaginative Play (SiPs) or other areas of informal play shall be carried out in accordance with the Site Wide Youth and Play Strategy shall include details of site levels, play features, seating, pathways, planting and landscaping relating to that LAP, SiP or other area of informal play and a strategy for their implementation and management shall be submitted for the approval of the Local Planning Authority.
- b) The development of each informal play area 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 appropriate an amount and variety of recreational opportunities for all ages in accordance with the submitted outline application and in accordance with Policies PR5 and PR8 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.

Community Orchard/Edible Landscape

28. a) As part of the Reserved Matters submission which incorporates new groups of tree planting, shall consider the provision of community orchards and an edible landscape, and, should those be proposed the following details relating to any such provision shall be submitted to the Local Planning Authority for approval in writing:
- i) details of site levels and soil preparation,
 - ii) planting to promote an edible landscape including fruit trees, shrubs and bushes,
 - iii) boundary treatment and hedgerow planting,
 - iv) any ancillary features such as seating, bins (including dog bins),
 - v) arrangements for implementation and management of the area for the future community.
- b) The development of such community orchards shall be carried out in accordance with the 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 appropriate opportunities for tree planting, healthy lifestyles and wildlife foraging 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.

Allotments Strategy

29. The Reserved Matters submissions for any Development Parcel or Landscaping Element which incorporates allotment provision shall, where appropriate, include the following details:
- a) A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders; areas for communal storage of, for example, manure and compost;
 - b) Confirmation that the site of the proposed allotments is free from contamination and capable of growing fruit and vegetables for human consumption;

- c) Proposed management arrangements for the allotments (including topsoil and soil provision/management) including consultation with relevant bodies;
- d) Access and parking arrangements to allow easy and safe access to the allotments;
- e) Details of the ancillary features (e.g. bins, seats, water butts, greenhouses and sheds);
- f) Boundary treatment, including security arrangements for the allotments;
- g) Water supply, including use of stored rainwater and SuDS for watering crop and drainage arrangements to ensure that the proposed site for the allotments is free draining and does not impact on the wider drainage network (e.g. through silting up of the drainage network).
- ii) The provision of allotments shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.

Reason: To ensure that the detail of allotments are delivered in a manner that delivers an appropriate allotments for future users in accordance with the requirements of Policies PR5 and PR8 of the Cherwell Local Plan 2011- 2031 (Partial Review), Policies ESD13, ESD15 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Footpaths, Cycleways and Green Corridors

30. Prior to or as part of the Reserved Matters submission with regard to the relevant phase the submission shall detail:
- i. Footways and cycleways to promote active travel for recreation and commuting across the site and connections to neighbouring developments.
 - ii. The creation of Green Corridors including landscaping, seating, signage and public art
 - iii. The creation of recreational links and access across the land to the north under development proposals 23/02098/OUT
 - iv. The provision of connections to Littlemarsh Playing Field and/or evidence to demonstrate that this is not feasible.

Reason: To ensure that the detail of footways, cycleways and other routes are delivered in a manner that delivers an appropriate recreational facility for future users in accordance with the requirements of Policies PR5 and PR8 of the Cherwell Local Plan 2011- 2031 (Partial Review), Policies SLE4, ESD13, ESD15, ESD16 and ESD17 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Lighting Strategy

31. Prior to or concurrently with each Reserved Matters details of a site-wide lighting strategy taking account of the principles in the Framework

Lighting Strategy shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:

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

No occupation shall take place on any phase until the detailed lighting strategy has been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

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 PR8 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.

Tree Management Strategy

32. As part of the Reserved Matters submission, a tree management strategy and associated plans for the following insofar as they relate to that Reserved Matters shall be submitted to and agreed in writing by the Local Planning Authority.

- i) A strategy for the ongoing management, felling and replacement planting of any trees within existing mature trees and hedgerows in accordance with the principles of the outline planning permission.
- ii) A strategy for other standalone and groups of trees and hedgerows within the Reserved Matters submission
- iii) Details of tree protection measures relating to that Reserved Matters submission in accordance with BS5837:2012 (or succeeding and/or replacement legislation) to be maintained throughout construction.
- iv) Details of new landscaping features (e.g. seats, dog bins, and footpaths) within the existing tree belts within the Reserved Matters submission
- v) A strategy for implementation and retention of new and existing trees, hedgerows or tree belts within the Reserved Matters submission

b) The development of each Reserved Matters shall be implemented in accordance with the agreed strategy and timescale and retained thereafter.

Reason: To ensure that the proposals deliver appropriate management and retention of the existing tree cover to the site in accordance with the submitted Environmental Statement and Policies PR5 and PR8 of the Cherwell Local Plan Partial Review and the aims and objectives of the National Planning Policy Framework.

Noise Mitigation Strategy

33. Prior to the development commencing a report shall be submitted to and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling and external areas will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources).

Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

If alternative means of ventilation are required then an overheating assessment should be carried out in accordance with details submitted to and approved by the Local Planning Authority and the approved details shall then be implemented into the development.

Reason: To ensure that the proposals provide an appropriate mitigation to road and railway noise arising from neighbouring land uses in accordance with Policy PR8 of the Cherwell Local Plan Partial Review and the aims and objectives of the National Planning Policy Framework.

Low Emission Strategy

34. Prior to the submission of the first Reserved Matters a Low Emission Strategy shall be submitted to and agreed in writing to mitigate, improve and enhance, wherever possible, the air quality and sustainable transport options to the surrounding area. The development shall be carried out in accordance with the approved strategy.

Reason: To ensure that the proposals provide an appropriate mitigation to road and railway noise arising from neighbouring land uses in accordance with Policies PR4a, PR4b and PR8 of the Cherwell Local Plan Partial Review and the aims and objectives of the National Planning Policy Framework.

Fibre Optic Installation

35. a) Prior to the commencement of any Reserved Matters, a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services, shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure plans. The scheme shall ensure:
- i) that a site-wide network is in place and provided as part of infrastructure works;
 - ii) that the site-wide network includes the provision of open access ducting for fibre optic cable to the boundary of the site; and

iii) a strategy for implementation of the works and access and connections to neighbouring Development Parcels.

b) As part of the Reserved Matters submission for layout, a strategy 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 property upon the completion of the infrastructure. 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 PR8 of the Cherwell Local Plan 2011- 2031 (Partial Review), Policies BSC9 and ESD15 of the Cherwell Local Plan 2011-2031 and saved policies C28 and C30 of the Cherwell Local Plan 1996 aims and objectives of the National Planning Policy Framework.

Residential Space Standards

36.A Reserved Matters Submission within the redline of the outline application shall be accompanied by a statement outlining that all proposed residential properties are in compliance with national or local space standards, whichever provides a higher level of space.

Reason: To achieve an appropriate standard of housing in accordance with Policy PR2 and PR8 of the Cherwell Local Plan 2011-2031 (Partial Review) and the aims and objectives of the National Planning Policy Framework.

Appendix A - Design Code Requirements

The Design Code shall include, as relevant to each Phase:

- a. The vision for the Phase. This should clearly articulate how the Phase contributes to the realisation of the Vision for the Site as a whole, as articulated in the Design and Access Statement and Design Principles, with emphasis upon the overall framework for movement, land use and landscape. The framework for development should be presented within the context of the Application Site and the wider area.
- b. The Design Code shall include a 'framework masterplan' that establishes the framework for development within that Phase. The 'framework masterplan' is the key plan associated with the Design Code and the content of the plan and its associated key will guide the structure of the Design Code.
- c. A movement hierarchy for the Phase (which is to secure a legible, permeable and connected network), and the principles and extent of the highway that would potentially be offered for adoption (the extent of adoption will be agreed following Reserved Matters approval).
- d. Typical street cross-sections which will include details of tree planting, landscaping, service runs, traffic calming and on street parking.

- e. How the design of the streets and spaces will address the needs of all users and give priority to sustainable travel.
- f. Principles to guide block structure and built form including design principles to address the relationships between land use; height and mass; primary frontages; pedestrian access points; fronts and backs; threshold definition; important buildings/groupings; building materials and design features.
- g. Approach to incorporation of ancillary infrastructure/buildings (such as substations, street name plates, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, required by statutory undertakers as part of building design) and the routing of utilities.
- h. The approach to vehicular parking across the phase including the location and layout of parking for people with disabilities and for each building type, including the approach that will be adopted to access points into, and the ventilation of any undercroft or underground parking or any separate parking structures.
- i. The approach to cycle parking for all uses and for each building type, including guidance on the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles, following the principles of the LTN1/20
- j. The approach to the landscape framework including the integration of the existing retained landscape features and new structural planting in the key public open spaces and along the primary and secondary streets, together with guidance on tree/planting specification, and the interface with surface water drainage features, the design of which will also be addressed.
- k. The provision of outdoor sports and children's play space provision including the formal playing fields and any Neighbourhood Equipped Area for Play (NEAP), Local Equipped Play Area for Play (LEAP) and Local Area of Play (LAP) with reference to the relevant open space/play space guidance and standards extant at that time
- l. The approach to the treatment of footpaths, cycleways, and bridleways through the site.
- m. The conceptual design and approach to key public spaces including the integration of public art (identifying appropriate locations) and guidance on materials, signage, utilities, and any other street furniture.
- n. The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, to maximise energy efficiency, minimise light pollution and avoid street clutter.
- o. Details of waste and recycling provision for all building types, in accordance with RECAP principles.
- p. Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscape, orientation, massing, and external building features.

- q. Design features to support biodiversity and ecological enhancement aligned with the relevant Phase Ecological Management Plan.
- r. Measures to minimise opportunities for crime.
- s. Details of the proposed design review procedures and circumstances where design review will be undertaken.

Reserved matters applications for that phase shall be submitted in accordance with 'a Design Guide Statement of Compliance' with the details approved as part of the Design Code for that Phase.

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OS Parcel 0069 West Of Quarry Close Quarry Close Bloxham

The Committee considered application 24/01908/OUT, an outline planning application for the erection of up to 60 dwellings with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point with all matters reserved except for means of access (the application was a re-submission of 23/01265/OUT) at OS Parcel 0069 West Of Quarry Close Quarry Close, Bloxham for Gladman Developments Ltd.

Councillor Rob Pattenden, local Ward Member addressed the meeting in objection to the application.

In reaching its decision the Committee considered the officer's report and presentation, the address of the Ward Member and the written updates.

Resolved

That, in line with officers' recommendation, authority be delegated the Assistant Director for Planning and Development to refuse planning permission on the expiry of the press notice for the reasons set out below (and any amendments to those reason(s) as deemed necessary) and that authority be delegated to officers, in consultation with the Chairman of Planning Committee, to add or remove refusal reasons, in the event of an appeal being lodged against the refusal, in light of new evidence becoming available.

REASONS FOR REFUSAL

1. The site is located outside the built form of Bloxham and within an area of open countryside. By reason of its location and the proposed scale of development, the proposal would have a poor and incongruous relationship with the existing settlement appearing prominent in the open countryside and filling an important gap to Park Farm. Its development would therefore have an adverse effect on the landscape on the approach to Bloxham to the detriment of the character and appearance of the countryside. It is considered that the development of this site would conflict with the adopted policies in the Local Plan to which substantial weight should be attached and result in unsustainable growth. The proposed development would therefore be

contrary to Policies PSD1, BSC1, ESD1, ESD13, ESD15, Villages 1 and Villages 2 of the Cherwell Local Plan 2011 - 2031 Part 1, saved Policies C28, C30 and C33 of the Cherwell Local Plan 1996, Policies BL2, BL3 and BL11 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance in the National Planning Policy Framework. The proposals due to their distance and poor connection would also not contribute to meeting Oxford's Unmet Housing Needs and be contrary to Policy PR1, PR4a and PR11 of Cherwell Local Plan 2011 - 2031 Part 1 Partial Review.

2. By reason of its location more than 800m walking distance from the village centre and any key amenities in the village (e.g., food shop, post office, primary school, GP surgery, public house), the proposal would be poorly connected to existing development, such that future occupiers would not have a realistic choice of means of travel. Therefore, the proposal conflicts with Policies ESD1, ESD15 and Villages 2 of the Cherwell Local Plan 2011- 2031, saved Policies C28 and 30 of the Cherwell Local Plan 1996, Policy BL3 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance in the National Planning Policy Framework.
3. 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. As such, the proposal is contrary to Policy INF1 of the Cherwell Local Plan 2011-2031, CDC's Planning Obligations SPD 2018, Policy BL9 of the Bloxham Neighbourhood Plan 2015 - 2031 and Government guidance within the National Planning Policy Framework.

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The Pheasant Pluckers Inn Burdrop Oxfordshire OX15 5RQ

The Committee considered application 24/00613/F for an amended design to 16/01525/F - Erection of a single storey building providing 3 no en-suite letting rooms amended to three bedroom cottage for holiday let at The Pheasant Pluckers Inn Burdrop Oxfordshire OX15 5RQ for Blaze-Inn Saddles.

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

Resolved

That, in line with the officer recommendation, authority be delegated to the Assistant Director for Planning and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary)

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 form and following approved plans: Block Plan, Proposed elevations and floor plans, Ground Level received 20 June 2024.

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

3. No development above slab level shall take place until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond and pointing technique. The sample panel shall be constructed in a position that is readily accessible for viewing in good natural daylight. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area and the significance of heritage assets in accordance with 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.

4. A schedule of materials and finishes to be used in the external walls and roof of the building shall be submitted to and approved in writing by the Local Planning Authority prior construction above slab level. The development shall thereafter be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area and the significance of heritage assets in accordance with 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.

5. Full details of the use of the garden area associated with the public house and holiday accommodation, including any new boundary treatments, within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. Such approved means of enclosure, in respect of those holiday let which are intended to be screened, shall be erected prior to the first occupation of the holiday let.

Reason: To safeguard the character and appearance of the area, to safeguard the privacy of the occupants of the existing and proposed holiday let, and to ensure the viability of the public house is not impacted as a result of the development and to comply with Policies SLE3 and 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.

6. The building hereby permitted shall:
 - (a) be used for short-term holiday lets only and shall not be let or occupied by any person, or connected group of persons, for more than 28 days on any one calendar year. A register of occupier(s) including their name(s) and the dates of their arrival and departure shall be kept for each unit and made available for inspection by the Local Planning Authority at all reasonable times; and
 - (b) remain ancillary to the property currently known as the Pheasant Pluckers Inn (formerly Bishops Blaize/Bishops End) and shall not be sold, leased, or used as an independent dwelling unit.

Reason: The building, due to the lack of private amenity space, is not suitable for permanent residential accommodation and in the interests of general amenity and sustainable development and in accordance with Saved Policy T7 of the Cherwell Local Plan 1996, Policies SLE3, ESD1 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

7. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town, and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no gate, fence, wall, or other means of enclosure shall be erected, at any time.

Reason: In order to retain the open character of the development and area 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.

The Committee considered application 24/01933/DISC for the discharge of Conditions 7 (lighting details), 9 (bin storage), 10 (covered cycle parking facilities) & 11 (boundary enclosures) of 22/02491/CDC at Bicester East Community Centre, Keble Road, Bicester, OX26 4TP for Mr Stuart Parkhurst.

In reaching its decision the Committee considered the officer's report, and presentation.

Resolved

That planning conditions 7, 9, 10 and 11 of 22/02491/CDC be discharged based upon the following:

Condition 7

In accordance with External Lighting document prepared by Dextra Group Plc dated 04.04.2023 and Product Specification document (Opus Column) prepared by Dextra Group Plc.

Condition 9

In accordance with drawing numbers 5046/G/20/003 Rev C7 and 5046/G/20/011 Rev P2.

Condition 10

In accordance with drawing numbers 5046/G/20/003 Rev C7 and 5046/G/20/011 Rev P2.

Condition 11

In accordance with drawing number 5046/G/20/003 Rev C7.

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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.

The meeting ended at 5.56 pm

Chairman:

Date:

22/03307/OUT - 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	<p>50% Affordable Housing</p> <p><i>To include 25% First Homes to comply with the Government's policy. This was introduced after the Partial Review was adopted and supersedes it. The tenure split on this site is therefore:</i></p> <ul style="list-style-type: none"> - 70% social rented - 25% First Homes - 5% shared ownership <p>The precise mix to be agreed.</p>	<p>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>	<p>Necessary – Yes – The site is allocated as part of the Partial Review – Policy PR2 and PR8 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	£259,200.00	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 facilities are expected to be provided at Exeter Close in the first instance however there may also be an opportunity for additional facilities on site and in Yarnton.</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>
<p>Public Art, Public Realm and Cultural Wellbeing</p>	<p>£ 58,800</p> <p>This also could be delivered through a public art strategy</p>	<p>First occupation or an alternative agreed trigger</p>	<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</p>

			<p>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 which includes a 12% for management and maintenance (£) is considered to be proportionate to the scale and location of the development</p>
Outdoor Sports Provision	£605,109.00	<p>Phased across the development.</p> <p>Agreed triggers/phasing may be agreed through the course of the s106 drafting.</p>	<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 – An off-site contribution is sought to support the provision of formal outdoor sport facilities in the wider PR8 area and/or enhancements to Little Marsh Playing Fields and other formal outdoor sports facilities in the locality.</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.
Indoor Sports Provision	<p>£241,430.40</p> <p>The development of the secondary school should incorporate the provision of a 4-court sports hall to Sport England specification, made available for out-of-school hours community use. The provision of such a facility would cost (according to County Council figures) £840,000 at a 2Q 2024 base date.</p> <p>Details of the community sport need to be evident in the S106 and a condition is also added. As the development is providing sports hall provision, the contribution requested would be used as part of the delivery process of the development</p>	The amount to be phased across the delivery of the scheme (e.g. the school sports provision).	<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	<p>£308,358.00</p> <p>A commuted sum should be associated with the community building towards 15 years maintenance, which should be made available to whoever takes ownership.</p>	Trigger to be agreed	Necessary - Requiring a new community facility on site is in accordance with Policy BSC 12 and Policy PR11 and the Developer Contributions SPD.

	<p>The contribution towards maintenance should be calculated at £298.88 per m².</p> <p>Total commuted sum calculated on 133.20 per m² = £39,810.82</p>		<p>Directly Related – Yes – the proposals will be delivered as part of the Local Centre on the OUD proposals.</p> <p>Fairly and Reasonably related in scale and kind- Yes.</p>
Community Development Worker	<p>£34,791.48</p> <p>As the development is between 250 and 500 dwellings, developers are expected to contribute towards the costs of employing a community development worker for 0.4 FTE for 2 years. Costs calculated at Grade G, point 1 £35,647.00 per annum plus 22% on costs. 0.4 of FTE with on costs = £17,395.74 For 2 years</p>	Trigger to be agreed	<p>Necessary - Community development is a key strategic objective of the Cherwell Local Plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities. SO10 is a strategic objective to provide sufficient accessible good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social, and other community needs, reduce social exclusion and poverty and address inequalities in health, maximising well-being. Paragraph B.86 of the Local Plan states that the Council wishes to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities.</p> <p>Directly Related – The contribution shows how the developer will support the initial formation and growth of the community through investment in community development, which enhances well-being</p>

			<p>and provides social structures through which issues can be addressed.</p> <p>Fairly and Reasonably related in scale and kind- Yes.</p>
Community Development fund	£13,500.00	Trigger to be agreed	<p>Necessary – The NPPF (March 2021) paragraph 69 states that planning should aim to achieve places which promote....” opportunities for meetings between members of the community who might not otherwise come in contact with each other”. Paragraph 17 states that planning should “take account and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs.</p> <p>Directly Related – The contribution towards community development work which will include initiatives to support groups for residents of the development.</p> <p>Fairly and Reasonably related in scale and kind- Yes.</p>
A public transport services contribution	£131,353	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 –</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>
Sustainable Transport Infrastructure	<p>£56,136 to be index linked from October 2021 using RPIX Index– Bus stops.</p> <p>£100,000 to be index linked from December 2023 using RPIX Index – towards design and study for a future railway station.</p> <p>£525,454 to be index linked from June 2022 using Baxter Index- A44 Highway Works Package – Bladon to Begbroke Hill* (under review)</p> <p>£388,850 to be index linked from June 2022 using Baxter Index towards the Mobility Hub* (under review)</p>	<p>First occupation or alternative agreed trigger</p> <p>At 1,500 homes</p>	<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 – 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	£1,890 index linked from March 2022 using RPIX Index	At appropriate stages	<p>Necessary – The site will require a framework travel plan. The fee is required to cover OCCs</p>

<p>travel plans over the life of the plans.</p>			<p>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>
<p>Public Rights of Way</p>	<p>£21,428 index linked from September 2023 using Baxter index plus on site enhancement</p>		<p>Necessary - to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time 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</p>

			<p>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>
Primary and Nursery Education	<p>£2,358,195 index linked from Index Value 327 of BCIS all in TPI index to deliver on site provision.</p> <p>£187,320 index linked from November 2020 using RPIx index plus on site enhancement towards land costs of acquiring the sites.</p> <p>£385,700 towards Primary School transport</p>	<p>Required timing of delivery of the school(s) is to be confirmed once there is a timescale for the development and will take into account the local context at that time, but typically, new primary schools within developments of this scale are needed by approximately 400-500 occupations.</p>	<p>Necessary – To deliver on site school capacity in accordance with Policy PR8</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	<p>£1,886,906 index linked from Index Value 327 of BCIS all in TPI index Secondary School Contribution</p> <p>£194,186 index linked from November 2020 using RPIx index plus on site</p>	<p>The delivery of the Secondary School complex is shown on the submitted parameter plans. Required timing of delivery of the school(s) is to be confirmed once there is a timescale for the development</p>	<p>Necessary – To deliver on site school capacity in accordance with Policy PR8</p> <p>Directly related – Related to the pupils generated by the development.</p>

	enhancement towards land costs of acquiring the sites	and will take into account the local context at that time	Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil.
SEN Development	£152,560 index linked from Index Value 327 of BCIS all in TPI index.	It is noted that the application is outline and therefore the above level of contributions would be subject to amendment, should the final unit mix result in an increase in pupil generation. An appropriate trigger will be agreed through the drafting of the s106 Agreement.	Necessary – Approximately half of pupils with Education Needs & Disabilities (SEND) are educated in mainstream schools, in some cases supported by specialist resource bases, and approximately half attend special schools, some of which are run by the local authority and some of which are independent. Based on current pupil data, approximately 0.9% of primary pupils attend special school, 2.1% of secondary pupils and 1.5% of sixth form pupils. These percentages are deducted from the mainstream pupil contributions referred to above and generate the number of pupils expected to require education at a special school. Directly related – Related to the expected pupils generated by the development. Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil
Other OCC Transport	Traffic Regulation Order - £3,320 per TRO index linked from March 2022 using RPIX Index	To be agreed	Necessary – The highway improvements are identified through the work on the Transport

			<p>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>														
Open Space Maintenance	<p>Up to:</p> <table border="1" data-bbox="548 703 1039 1219"> <tr><td>LAP - £50,279.76</td></tr> <tr><td>LEAP - £202,989.56</td></tr> <tr><td>Or</td></tr> <tr><td>LEAP/LAP Combined - £228,387.53</td></tr> <tr><td>NEAP - £493,887.47</td></tr> <tr><td> </td></tr> <tr><td>Public Open Space - £16.09/sq. m</td></tr> <tr><td>Hedgerows - £33.83/lin m</td></tr> <tr><td>New Woodland - £44.54/sq. m</td></tr> <tr><td>Mature Trees £356.21/tree</td></tr> <tr><td> </td></tr> <tr><td>Ditch Maintenance £153.05/lin m</td></tr> <tr><td>Swale Maintenance £153.05/lin m</td></tr> <tr><td>Balancing Pond £84.02/sq. m</td></tr> </table> <p>These figures are the latest available to Officers and may be increased to</p>	LAP - £50,279.76	LEAP - £202,989.56	Or	LEAP/LAP Combined - £228,387.53	NEAP - £493,887.47		Public Open Space - £16.09/sq. m	Hedgerows - £33.83/lin m	New Woodland - £44.54/sq. m	Mature Trees £356.21/tree		Ditch Maintenance £153.05/lin m	Swale Maintenance £153.05/lin m	Balancing Pond £84.02/sq. m	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 –</p>
LAP - £50,279.76																	
LEAP - £202,989.56																	
Or																	
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Balancing Pond £84.02/sq. m																	

	reflect current rates in consultation and during the drafting of the s106.		Contributions are sought in relation to the scale and amount of open space on site.
Library Services	<p>£22,890 index linked from Index Value 349 of BCIS all in TPI index towards expanding capacity at Kidlington library.</p> <p>£6,831 index linked from December 2022 using RPIX index towards library stock at Kidlington library</p>	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 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</p>

			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. Library stock requirement based on 1.5 items per resident at a cost of £9.12 per item.
Waste and Recycling (OCC)	£169,128 index linked from Index Value 327 of BCIS all in TPI index plus contribution towards the provision of bins for each property/dwelling.	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 (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 300 dwellings. If each household makes four trips per annum the development would impact on the already over capacity HWRCs by an additional 1,200 HWRC visits per year. The provision of bins is considered necessary.</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.</p>

Canal Towpath and Bridge	<p>Towpath: £24,129 index linked from October 2023 using Baxter Index</p> <p>Bridge to PR7b - £177,395 index linked from November 2023 using Baxter Index</p>	Appropriate timescale to be agreed	<p>Necessary: Policy PR8 sets out that provision for a pedestrian, cycle and wheelchair bridge over the Oxford Canal to enable the site and public bridleways to be connected to the allocated site at Stratfield Farm (PR7b). The development is likely to lead to a significant increase in additional towpath users, but the towpath in this location is not in a suitable condition to accommodate significant increase in users or provide an attractive active travel route.</p> <p>Directly Related: Yes, mitigation is sought as part of policy PR8 to promote movement and linkages. Yes, towpath is one of the key active travel and leisure routes available for the new development.</p> <p>Fairly and reasonably related in scale and kind Yes, based on the estimated cost for the works apportioned between the appropriate development sites.</p>
Railway Bridge	£203,550 plus associated infrastructure cost.	500 dwellings or otherwise agreed.	Necessary:

	Estimated cost of £4-6m. The bridge is to be direct delivered by the applicant of the larger PR8 site unless there is a change in position from Network Rail during the course of delivery of the development. A proportionate cost towards the delivery of mitigation is required.		<p>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>
Other on-site Facilities to be provided on site.	Allotments Play facilities.	To be agreed and in accordance with the Phasing and delivery of the on-site works.	<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>
OCC Archaeology	£1,423 index linked from July 2023 using RPIX Index towards enhanced display capability at the Museum	To be agreed	Necessary: To ensure historic evidence is appropriately recorded and stored, as appropriate.

	<p>Resource Centre at Stand lake near Witney.</p> <p>£690 index linked from July 2023 using RPIX Index towards the storage of archaeological archives at the Museum Resource Centre</p>		<p>Directly Related: Yes, this is related to archaeological works and investigations on the site.</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>
Thames Valley Police	£50,976 to fund the future purchase of infrastructure to serve the development.	Trigger to be agreed.	<p>Necessary: Although the caselaw and documents referenced relate to Leicester and have been superseded over time. The contribution is in accordance with the Council's Developer Contributions SPD.</p> <p>Directly Related: Yes, this is related to enhancements to the police infrastructure.</p> <p>Fairly and reasonably related in scale and kind. Ensures that policing of the site occurs.</p>
CDC Monitoring Fee	CDC: £5,000	On completion of the S106	The CDC charge is based upon its agreed Fees and Charges Schedule and OCC based on its OCC adopted scale of fees and charges and bond policy.
OCC Monitoring Fee	OCC: To be confirmed and a bond will be required in accordance with OCC bond policy.		

24/01908/OUT - 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	<p>35% Affordable Housing</p> <p>National policy requires that 10% of the overall scheme is provided as Low-Cost Home Ownership, and that 25% of the affordable element is provided as First Homes. The tenure split required by BSC 3 is 70% rented and 30% Low-Cost Home Ownership. On this scheme this equates to 35 dwellings (rounded up) with 25 as rented (rounded up to reflect the high level of identified need) and 10 as Low-Cost Home Ownership.</p>	<p>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>	<p>Necessary – Yes – The site is allocated as part of the Local Plan – Policy BSC3 of the CLP2015 is the relevant policy. Other relevant policies include ESD15 and C28 and C30 in relation to design quality and the integration with market housing. The proposals would not be towards Oxford Unmet Housing Needs and would be directed towards meeting Cherwell’s Housing Register.</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>
Health	£51,840.00	To be agreed	<p>Necessary – Yes – The existing surgery capacity would be enhanced as a result and the proposals would be related to Policies BSC8 and BSC9 of the Cherwell Local Plan 2011-2031.</p> <p>Directly related – Yes – the contribution would be towards meeting prescribed need set out in the area and resulting from the development of the</p>

			<p>site. The proposals would be directed towards Bloxham Surgery.</p> <p>Fairly and reasonably related in scale and kind – Yes – the contribution is based on the delivery of additional capacity expected from the development (144 patients)</p>
<p>Public Art, Public Realm and Cultural Wellbeing</p>	<p>£13,440</p> <p>This includes 5% management and 7% maintenance.</p>	<p>First occupation or alternative agreed trigger</p>	<p>Necessary – SPD 4.130 Public Realm, Public Art, and Cultural Well-being. Public realm and public art can plan 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 plan an important role in making interesting and exciting places that people enjoy using.</p> <p>Directly related – The recommendation is that this development could benefit from a piece of art at its entrance or alongside the track. It could be developed in consultation with the local community and the parish council and create an opportunity for a small piece of work to enhance the development. It might also provide a focus or focal point for walkers and residents.</p> <p>Fairly and reasonably related in scale and kind – A developer contribution of £200 per dwelling would be requested plus 5% management and 7% maintenance.</p>

Outdoor Sports Provision	<p>A contribution of £2,017.03 per dwelling will be sought.</p> <p>Example at 60 Dwellings = £121,021.80</p>	The amount to be phased alongside the delivery of the scheme.	<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 – We are seeking a contribution towards enhancements of formal off-site sports facilities in Bloxham. Projects identified include an adult outdoor gym, improvements to the pitch and pavilion at Bloxham Recreation Ground and pitch improvements at Jubilee Park.</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	£48,286.08	First occupation or alternative agreed trigger.	Necessary – Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision, improving access to existing facilities. Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals Policy BSC 12 – Indoor Sport, Recreation and community Facilities. The council will encourage the provision of community facilities to enhance the

			<p>sustainability of communities – enhancing quality of existing facilities and improving access.</p> <p>Directly related – We are seeking an off-site indoor sport contribution towards improvements at Woodgreen Leisure Centre and/or indoor sports facilities in the vicinity of Bloxham in compliance with the Council’s Indoor Sports Strategy.</p> <p>Fairly and reasonably related in scale and kind – Calculations based on the Developer Contributions SPD calculation based on a contribution of £335.32 per occupier of each Dwelling with an expected population of 2.4people per dwelling.</p>
Community Hall	£66,120.48	First occupation or alternative agreed trigger	<p>Necessary - Seeking a contribution towards improvements at a community facility within the locality in accordance with Policies INF1 and BSC 12 and the Developer Contributions SPD. The policies are supported by the Council’s Community Spaces Study</p> <p>Directly Related – The facility will be related to the site and delivered to meet the Council’s Community Spaces and Development Study and could support enhancement in the area.</p> <p>Fairly and Reasonably related in scale and kind - The sum based on the requirement to provide 0.185m2 community space per</p>

			occupier of the Dwellings at a cost of £2,482 per m2.
Open Space Maintenance	Up to:	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>
	LAP £50,279.76		
	LEAP £202,989.56		
	Or		
	LEAP/LAP Combined £228,387.53		
	Public Open Space - £16.09/sq. m		
	Hedgerows - £33.83/lin m		
	New Woodland - £44.54/sq. m		
	Mature Trees £356.21/tree		
	Ditch Maintenance £153.05/lin m		
	Swale Maintenance £153.05/lin m		
Balancing Pond £84.02/sq. m			
Or current contract rates advised by CDC Landscape Team			
Public transport services	£79,560 Public Transport Service Contribution indexed from October 2023 using RPI-x	On first occupation or alternative agreed trigger	<p>Necessary – Policies INF1 and SLE4 are the relevant policies which set out the support for public transport services.</p> <p>Directly related – The contribution is necessary to make the development acceptable in planning terms because the improved service would make</p>

			<p>the destinations of Banbury and Chipping Norton, and the villages in between, more accessible by a sustainable mode of transport.</p> <p>Fairly and reasonably related in scale and kind – Contributions are sought in relation to the scale and amount of development and current public transport services capacity.</p>
S278 and TRO contribution	<p>£3,652 indexed from March 2023 using RPI-x.</p> <p>An obligation to enter into a s278 Agreement will be required to secure mitigation/ improvement works to acquire access and improvement works along the A361 to provide a bus stop hardstanding and flagpole.</p>	<p>This is to be secured by means of a s106 restriction not to implement development (or occasionally other trigger point) until a s278 agreement has been entered into. The trigger by which time s278 works are to be completed shall also be included in the s106 agreement. Identification of areas required to be dedicated as public highway and agreement of all relevant landowners will be necessary in order to enter into the S278 agreements</p>	<p>Necessary – To support the delivery of sustainable modes of transport. A speed limit reduction (from the current national speed limit to 30mph) shall be necessary under a new TRO that should cover the extent of the site access to a suitable point north along Tadmarton Road. The traffic-calming does not necessarily have to be the same as previously proposed. It could, potentially, be a build-out feature with a full-width hump. The applicant will need to propose the measures, to be constructed as part of the S278 works, and have them approved by Road Safety Audit</p> <p>Directly related – Related to the delivery of off-site highway works associated with the development.</p> <p>Fairly and reasonably related in scale and kind – The scale of contribution is related to the level of the development.</p>

<p>Primary and nursery education</p>	<p>£415,316</p> <p>Primary and Nursery School Contribution indexed from BCIS TPI = 327</p>	<p>On first occupation or alternative agreed trigger</p>	<p>Necessary – The development is expected to create the demand for 22 additional places which would need to be provided for in nearby schools.</p> <p>Directly related –The nearest primary school to the proposed development is Bloxham Primary School. At the time of expansion there was insufficient funding to increase the size of all of the school's facilities in line with the standards for a 2 form entry school, and funding is being sought towards the final phase of the expansion. This will create a new, larger, hall and kitchen, and create a studio space to support the delivery of the curriculum. The project has OCC capital governance approval, and planning permission was granted in April 2023. Construction is due to be complete by the end of 2024. This phase of the capital project has been costed at £2.866m. £0.642m of the cost has already been secured through Section 106 funding secured by the Council to mitigate the impact of new housing within the school's catchment area, leaving a shortfall of £2.224m. To avoid further delay in bringing the school's accommodation up to the standard required, the county council has forward funded the balance of the cost, against any future funding received from Section 106 agreements for further development which will benefit from the enlarged school facilities.</p>
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			Fairly and reasonably related in scale and kind – Based on DfE calculation of £18,878 per pupil.
Secondary education	£363,888 Secondary School Contribution indexed using BCIS All-In Tender Price Index Value 327	On first occupation or alternative agreed trigger	<p>Necessary – The development is expected to create the demand for 14 additional places which would need to be provided for in nearby schools.</p> <p>Directly related – The site lies in the designated area of Warriner School, which provides 284 places per year group, with a total capacity of 1580 places, but this currently includes reliance on temporary accommodation with a capacity of 120 places. As of January 2024, there were 1555 pupils on roll at the school, and this level of demand is expected to continue, continuing the school's dependency on this temporary accommodation in order to meet demand. This would need to be replaced with permanent build to meet the long term needs of local population growth resulting from housing development.</p> <p>Fairly and reasonably related in scale and kind – Based on DfE calculation of £25,992 per pupil.</p>
SEN	£35,896 Special School Contribution indexed from TPI = 327	On first occupation or alternative agreed trigger	Necessary – The development is expected to create the demand for the equivalent of 0.4 additional places which would need to be provided for in nearby schools.

			<p>Directly related – Approximately half of pupils with Education Needs & Disabilities (SEND) are educated in mainstream schools, in some cases supported by specialist resource bases, and approximately half attend special schools, some of which are run by the local authority and some of which are independent. Based on current pupil data, approximately 0.9% of primary pupils attend special school, 2.1% of secondary pupils and 1.5% of sixth form pupils. These percentages are deducted from the mainstream pupil contributions referred to above and generate the number of pupils expected to require education at a special school.</p> <p>Fairly and reasonably related in scale and kind – Based on DfE calculation of £35,896 per pupil.</p>
<p>Waste and Recycling centres.</p>	<p>OCC - £6,113 Household Waste Recycling Centre Contribution indexed from Index Value 379 using BCIS All-in-Tender Price Index</p> <p>CDC - The developer would also be expected to pay for the provision of bins and recycling facilities as part of the development.</p>	<p>On first occupation or an alternative agreed trigger</p>	<p>Necessary: Site capacity is assessed by comparing the number of visitors on site at any one time (as measured by traffic monitoring) to the available space. This analysis shows that all sites are currently 'over capacity' (meaning residents need to queue before they are able to deposit materials) at peak times, and many sites are nearing capacity during off peak times.</p> <p>Directly Related: Will be towards providing waste services arising from the development.</p>

			<p>Fairly and reasonably related in scale and kind.</p> <p>Calculated on a per dwelling basis total land required for current dwellings of 0.18m2 and £101.88 per dwelling.</p>
CDC and OCC Monitoring Fee	CDC: £1,000	On completion of the S106	The CDC charge is based upon its agreed Fees and Charges Schedule