

CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE

5 June 2025

WRITTEN UPDATES

Agenda Item 8 – Land North West of Railway Farm, Station Road, Hook Norton
(24/03243/OUT)

Additional Representations received

BUCKINGHAMSHIRE, OXFORDSHIRE AND BERKSHIRE WEST INTEGRATED CARE BOARD (BOBICB): **Comments** have been received requesting a developer contribution of £49 840 towards the creation of additional clinical capacity at Bloxham and Hook Norton Surgery or an identified primary care estates project in the local area to service the development.

LEAD LOCAL FLOOD AUTHORITY: No objections subject to conditions relating to surface water drainage and SUDs as built.

HOOK NORTON FLOOD RESILIENCE GROUP: Requests a contribution towards flooding (£35 000)

Officer Response: The BOBICB comments are accompanied by a calculation demonstrating how the figure has been reached, along with the justification for the requested contribution as set out above. The requested contribution is considered to meet the regulation 122 statutory tests for planning obligations and is therefore recommended for inclusion in the S106 agreement in the event that permission is granted.

In addition the AMR date should be February 2025 and not February 2024. The comments received in regards to flooding, the LLFA have not requested a contribution. Contributions should only be sought if it would make the application acceptable, and not pre-existing issues. It is considered the requests for money for flooding does not meet the relevant tests, and should not be sought to make the application acceptable.

Updated Summary Recommendation:

DELEGATE TO THE ASSISTANT DIRECTOR TO GRANT PERMISSION SUBJECT TO OVERCOMING OBJECTIONS FROM NATURE SPACE AND SUBJECT TO CONDITIONS/ S106 LEGAL AGREEMENT

Agenda Item 9 – Land West of Chinalls Close, Adj. to Banbury Road, Finmere
(24/01078/OUT)

Additional Representations received

BUCKINGHAMSHIRE, OXFORDSHIRE AND BERKSHIRE WEST INTEGRATED CARE BOARD (BOBICB): Comments have been received requesting a developer contribution of

£9,062 to create clinical capacity at a GP practice with a catchment covering the development, to mitigate for the impact of population growth.

Officer Response: The BOBICB comments are accompanied by a calculation demonstrating how the figure has been reached, along with the justification for the requested contribution as set out above. The requested contribution is considered to meet the regulation 122 statutory tests for planning obligations and is therefore recommended for inclusion in the S106 agreement in the event that permission is granted.

Additional third party comments received:

An objector who is unable to attend the Committee meeting submitted further objections regarding: increased traffic within Finmere over last 12-14 months; submitted road safety report is not reflective of peak traffic flows and visibility around the school; query regarding ongoing hedge cutting/maintenance along proposed new walkway; poor road maintenance within Finmere, with associated health and safety implications from increased traffic; reiteration of concerns regarding flood risk impacts and foul water network capacity.

Officer response: The Local Highway Authority is content with the submitted road safety report and walk way/footpath proposals, as well as other potential highway impacts as addressed within the Officers Report. Ensuring that hedges along public highways (and associated footpaths) are adequately cut back/maintained is usually the responsibility of the Local Highway Authority. Concerns regarding impacts on flood risk and the foul water network have been addressed in the Officers Report.

Agenda Item 10 – The Old Priory, Priory Lane, Bicester, OX26 6BG (25/00804/LB)

No updates

Agenda Item 11 – Appeals Progress Report

No updates