

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

District: Cherwell

Application no: 14/00825/OUT

Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

This report sets out Oxfordshire County Council's view on the proposal.

Annex 1 of the report contains officer advice.

Overall view of Oxfordshire County Council:-

- No objection subject to the conditions, legal agreement and informatives in the annexes

Comments:

This is an outline application, with all matters reserved other than access, for the development of up to 230 residential units, local retail/community facilities together with associated infrastructure, parking, open space and landscaping at land situated to the west of Southam Road, Banbury.

The site is allocated in the Cherwell Local Plan Submission Document (January 2014) in Policy Banbury 2, which supports development of 600 units across the west and east sites at Southam Road, with a maximum of 90 units on the western site (140 less than the current application proposes). The western site already has outline permission for 90 units (13/00158/OUT) and the eastern site has a separate outline permission for 510 residential units, open space, land for a primary school and associated infrastructure (13/00159/OUT).

Officers have raised a number of issues in response to this application, which are set out in Annex 1. A single transport response incorporates comments from transport development control, public transport and drainage officers.

The main issues raised are:

- The same highway conditions quoted on decision notice for 13/00158/OUT should be imposed.
- Proposed access arrangements remain acceptable to accommodate the proposed increase in units (subject to separate S278 Agreement approvals).
- Highway mitigation works shown in submitted DTA drawing 1535-14 (dated April 2014) will need to be secured as part of a new / updated S106 Agreement.
- An addendum to the transport assessment to take account of other planned developments should be submitted to the Local Planning Authority for consideration.
- Revised Transport Contributions for the west site are £180,048.60 (April 2013 prices)
- Section 278 Agreement(s) will be required for any off-site works. Legal agreement(s) (a bond) will be required to cover the construction costs of off-site works.
- The requirement for a Design Code prior to the commencement of the development should be conditioned.

- If the proposed development is to be offered for adoption to the Local Highway Authority a S38 Agreement will be required, alternatively if the development is to remain private a Private Road Agreement will be required between the developer and Oxfordshire County Council.
- The developer has already committed to provide a bus service to and from the Town Centre, and a specification has already been agreed. Increased numbers of dwellings and local residents will assist in ensuring the on-going viability of the additional bus service.
- Full drainage strategy, layout plans and drainage calculations will be required and approved by the Lead Flood Authority (OCC) prior to the development commencing on site.
- S106 developer contributions for primary school provision would be £1,406,195
- S106 developer contributions for towards the expansion of permanent secondary school capacity serving the area would be £914,356
- S106 developer contributions towards the expansion of permanent Special Educational Needs school capacity would be £40,466.
- S106 contributions towards community infrastructure would be:
 - Library £47,770
 - Health & Wellbeing Resource £44,000
 - Waste Management £35,968
 - Museum Resource Centre £2,810
 - Integrated Youth £6,930
 - Adult Learning £6,416
 - Administration & Monitoring £9,433
- The potential level of employment generated on this strategic, mixed use development site will require the developers to prepare and implement an Employment & Skills Plan
- The site is located in an area of archaeological interest as identified through an archaeological evaluation. A condition requiring a staged programme of archaeological investigation will be required on any resultant planning permission.

Officer's Name: Lisa Michelson

Officer's Title: Cherwell Locality Manager

Date: 16 July 2014

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/00825/OUT

Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Transport

Recommendation:

No objection subject to conditions

Key issues:

- Site has outline planning permission (13/00158/OUT) with associated S106 Agreement dated 18th December 2013 (and deed of variation dated 5th June 2014).
- Access arrangements.
- Traffic impact (TA addendum requested).
- Dukes Meadow Drive remains un-adopted.

Legal Agreement required:

- Section 278 Highways Act 1980.
- Section 38 Highways Act 1980.
- Section 106 Agreement Town & Country planning Act.

Conditions:

- Same highway conditions quoted on decision notice for 13/00158/OUT are to be imposed on 14/00825/OUT (if approved by Cherwell District Council).

Informatives:

Prior to the commencement of development, a separate consent must be obtained from Oxfordshire County Council's (OCC) Road Agreements Team for the proposed access works under S278 of the Highway Act. For guidance and information please contact the County Council's Road Agreements Team on 01865 815700 or email Road.Agreements@oxfordshire.gov.uk.

Detailed Comments:

An outline planning application (with all matters reserved except for access) was approved by Cherwell District Council in December 2013 to develop the proposed site for up to 90 residential units, a local retail/community facility, with associated infrastructure, parking, open space and landscaping.

The submitted revised proposal for the west site is seeking outline permission with all matters reserved except access for up to 230 residential units, a local retail/community facility, with associated infrastructure, parking, open space and landscaping.

Access arrangements

Two vehicular access points are proposed into the west site to provide a primary link/route through the site. One is from Dukes Meadow Drive (which remains un-adopted) from the south; the second access is via Southam Road to the east. Both these access points have been agreed and approved in principle with the Local Highway Authority as part of the existing planning permission. These arrangements remain acceptable to accommodate the proposed increase in units (140 units); subject to separate S278 Agreement approvals.

The highway mitigation works associated with the west site are shown in submitted DTA drawing 1535-14 (dated April 2014), which are acceptable as they are the same highway works which are secured in the S106 Agreement dated 18th December 2013 (and deed of variation dated 5th June 2014) for 13/00158/OUT & 13/00159/OUT).

If this application is approved the required highway works as shown in the submitted DTA drawing will need to be secured as part of a new S106 Agreement.

Traffic impact

The submitted Transport Assessment (TA) dated 12th May 2014 reconfirms that there will be an impact on the local highway network from the proposed development and the expected future growth of Banbury. The previously requested sensitivity test run (using 85% percentile figures) has also been re-run to ensure a robust assessment has been carried out.

The trip generation figures that were approved for 13/00158/OUT have been resubmitted as part of the west site TA, and remain acceptable. However, looking at page 43, paragraph 6.6 (Other Planned Developments), the list of developments shown in this section of the TA are not quite up to date and will require updating. Three additional sites are to be added to this list (shown below), which will require an addendum to the TA to be submitted to the Local Planning Authority for consideration and assessment.

- 12/01789 Warwick Rd North of Hanwell Fields, Banbury
- 13/00444 Bretch Hill, Banbury
- 13/00656 West of Warwick Road, Banbury

While the above sites are not expected to raise any new highway safety or capacity issues from this proposal. It is important the submitted TA is up to date and is consistent with other transport submissions which are currently being considered by the Local Planning Authority and the Local Highway Authority within the area.

Subject to an addendum to the TA being submitted and assessed acceptable, the highway mitigation works secured for planning permission 13/00158/OUT and 13/00159/OUT must be secured for this planning application (if approved) alongside a new/updated S106 Agreement for the west and east sites.

As part of the existing S106 Agreement a Transport Contribution was secured towards sustainable highway infrastructure improvements and services in Banbury. This contribution was split between the two sites with £399,238.20 from the east site and £70,453.80 from the west site (both index linked

@April 2013 prices). With the proposed increase in residential units of 140 on the west site, it is appropriate to increase the west site's Transport Contribution.

Calculation

£70,453.80 divided by 90 units (approved for 13/00158/OUT) = £782.82 per unit

£782.82 x 230 units (proposed) = £180,048.60

Transport Contribution required = £180,048.60 @ April 2013 prices

Transport Contribution payment trigger for west site within existing agreement expected to remain the same. Other transport related contributions to remain as agreed.

For any off-site works i.e. new access, footway etc a Section 278 Agreement(s) will be required between the developer/applicant and OCC to work upon the public highway. In addition to this legal agreement(s) a bond will be required to cover the construction costs of the any works as well as there being a supervision fee of 9%. This agreement will be part of a S106 Agreement for this development.

Layout/Design Comments

The proposed development has been submitted as an outline planning application, with all other matters reserved apart from access. The internal layout of this site will therefore be finalised as part of a detailed design stage, which is expected to establish a Design Code for the whole of Banbury 2. Such a Design Code is expected to include a Street Hierarchy, be in line with MfS etc. Such a Design Code is considered essential for this development (and the East Site); and it is recommend that the requirement for a Design Code is imposed as a prior to commencement of work planning condition.

Any Street Hierarchy to be agreed/approved must ensure the streets within the west site are wide enough to accommodate refuse vehicles.

Please note any future layout is expected to be in line with the guidance in MfS and the County Council's Residential Design Guide. In addition tracking plan(s) will be required to demonstrate refuse vehicles and cars can turn within the site. If the proposed development is to be offered for adoption to the Local Highway Authority a S38 Agreement will be required, alternatively if the development is to remain private a Private Road Agreement will be required between the developer and Oxfordshire County Council.

For guidance and information on road adoptions etc. please contact the County's Road Agreements Team on 01865815700 or email Road.Agreements@oxfordshire.gov.uk.

Drainage comments

"Outline only so drainage layout and info is limited to being indicative only.

Full drainage strategy, layout plans and drainage calculations will be required and approved by the Lead Flood Authority (OCC) prior to the development commencing on site".

Public Transport comments

“The developers of this site and the adjacent site East of Southam Road have already committed to provide a bus service to and from the Town Centre, and a specification has already been agreed.

Increased numbers of dwellings and local residents will assist in ensuring the on-going viability of the additional bus service already secured to support this development and the proposed development east of Southam Road”.

Officer’s Name: Michael Deadman

Officer’s Title: Principal Engineer

Date: 14 July 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/00825/OUT

Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The site is located in an area of archaeological interest as identified through an archaeological evaluation. A condition requiring a staged programme of archaeological investigation will be required on any resultant planning permission.

Legal Agreement required to secure:

None

Conditions:

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

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

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

Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

Detailed Comments:

The site is located in an area of archaeological interest identified through a geophysical survey and trenched evaluation undertaken by Wessex Archaeology in 2012. The survey and evaluation identified a number of archaeological features including ditches, gullies, pits and postholes and a single un-urned cremation. No dateable material was recovered from the evaluation although the cremation is likely to be prehistoric. It is likely that further cremations survive on the site as well as further cut archaeological features. These features will be impacted upon by any development of the site.

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

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

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 12 June 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Education

Recommendation:

No objection subject to conditions

Key issues:

- This application needs to be considered in conjunction with the extant East of Southam Road permission, but also in isolation, to protect against any eventuality that it proceeds without the East of Southam Road permission being implemented.
- Combined with the extant permission for East of Southam Road, this new application would generate a number of primary pupils in excess of a 1 form entry primary school, which has previously been secured through S106. This application would therefore need to pay additional S106 of £150,566 as detailed below.
- The latest assessment of future secondary school capacity needs in Banbury has identified the need to expand capacity over the next few years. £914,356 Section 106 developer contributions are sought from this application towards the expansion of permanent secondary school capacity serving the area by a total of 52*pupil places (including 6 sixth form places).
- Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity as a result of the combined Southam Road developments would need to increase from the previously secured £90,933 to £136,113.

Legal Agreement required to secure:

- £150,566 Section 106 developer contributions towards the expansion of permanent primary school capacity serving this area, by a total of 13 pupil places. This is based on Department for Education (DfE) advice weighted for Oxfordshire, including an allowance for ICT and sprinklers at £11,582 per pupil place. This is index linked from 1st Quarter 2012 using PUBSEC Tender Price Index. (NB This is in addition to the new 1 form entry primary school secured through previous S106 agreement.)
- £914,356 Section 106 developer contributions towards the expansion of permanent secondary school capacity serving the area by a total of 52*pupil places (including 6 sixth form places). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £17,455 per pupil place and £18,571 per Sixth Form pupil place. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index.
- An increase in Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity from the previously secured £90,933 to £136,113.

This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index. We are advised to allow £30,656 per pupil place to expand capacity in special educational needs schools.

Conditions:

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

Informatives:

In December 2013, outline permission (Ref:13/00158/OUT) was granted for “*Development of up to 90 residential (Use Class 3/extra care housing), Class A uses, Class D1 use with associated access, landscaping/open space, parking and related works*” on the south-eastern corner of the land west of Southam Road. In addition, a separate application (Ref: 13/00159/OUT) also lodged by Pandora Trading Ltd for up to 510 residential units, open space, land for a primary school and associated infrastructure, was also granted outline permission on land situated to the east of Southam Road, Banbury.

S106 Agreements for these two sites were agreed in December 2013. They quote combined contributions for Education, and therefore need to be disentangled in the light of this new application.

This new application effectively proposes increasing the western portion of the Southam Road development area to 230 homes, bringing the total housing number to 740.

Detailed Comments:

Pupil generation

At the time of the initial applications, the combined pupil generation of the proposed 600 homes was estimated to be 171 primary pupils, 118 secondary pupils and 18 sixth form pupils. Total pupils 307.

The pupil generation of the new application is estimated to be 67 primary pupils, 46 secondary pupils and 6 sixth form pupils. Total pupils 119.

In isolation the pupil generation from the extant 510 home East of Southam Road development is estimated to be 156 primary pupils, 108 secondary pupils and 17 sixth form pupils. Total pupils 281.

In total, therefore, the combined pupil generation of the new application and the extant East of Southam Road application is estimated to be 223 primary pupils, 154 secondary pupils and 23 sixth form pupils. Total pupils 400.

Primary school provision

The extant permission (13/00159/OUT) east of Southam Road included the provision of a Primary School Site not less than 1.83 hectares, which would allow a school of up to 1.5 form entry (315 pupils) with an adjacent MUGA not less than 0.39 hectares. The intention is that the use of the MUGA land would enable the school to expand to 2 form entry (420 pupils) should this be required.

This site area allows for a school of sufficient scale to also accommodate the proposed additional housing number. **No additional land for school use would therefore be required as a result of this new proposal.**

The pupil generation of the extant permissions would be within the capacity of a 1 form entry primary school (210 places). The S106 agreement associated with the extant Southam Road permissions, requires the developer to pay £4,883,000 (Index Linked to PUBSEC 3Q 2012) towards the provision of a new primary school on this site. This was intended to fully fund a 1 form entry primary school, on

the grounds that this was the smallest feasible unit of primary school which would meet the needs of the proposed development.

The new combined pupil generation would exceed the capacity of a 1 form entry primary school. An additional contribution towards the cost of providing sufficient school capacity would therefore be required. As the pupil generation currently stands, it would not be viable to build a 1.5 form entry school in this location, and therefore it is more likely that a new 1 form entry school is built, and then another school extended to take the number of pupils exceeding this school's capacity, i.e. 13. This approach may be reviewed based on changing housing proposals.

Assuming East of Southam Road proceeds, and a new school is constructed, the previously agreed cost of a 1 form entry school (£4,883,000) should be divided between the two developments pro rata, with East of Southam Road paying 156/210 of the cost (£3,627,371) and the balance paid by West of Southam Road (£1,255,629). West of Southam Road would then also pay for the balance of 13 places at school extension rates, of £11,582 per pupil place, totalling £150,566 for extension. This is based on Department for Education (DfE) advice weighted for Oxfordshire, and is index linked from 1st Quarter 2012 using PUBSEC Tender Price Index.

The total S106 for primary school provision attributable to West of Southam Road would therefore be £1,406,195, and the total across both developments would be £5,033,566.

In the eventuality that this new application were to be implemented but *not* the extant application for east of Southam Road, there would be no site for a new school. In the absence of a suitable new school site, contributions from this application would in those circumstances be used to extend primary provision on an existing site, and the S106 agreement would need to be worded to provide the necessary flexibility.

In addition, the existing S106 agreement includes payments towards the cost of providing temporary school accommodation and transport to the temporary accommodation, should this be required ahead of the new school opening. An assessment would need to be made of whether the proposed increase in dwelling numbers would increase these interim costs of school provision. This will depend on the timing of the different elements of the development and therefore cannot be assessed at this time.

Secondary school provision

At the time of the original application, it was agreed that there should be no contribution towards secondary school expansion, due to the existing level of spare places. However, OCC did advise at that time that the need for secondary contributions was to be reviewed in the light of new data on population growth.

Having reviewed the supply and demand for secondary school places in Banbury, OCC is now seeking contributions towards secondary school expansion. Numbers in the primary schools feeding to Banbury's secondary schools make clear the rapid growth in school age population. All year groups currently in the area's primary schools exceed the number of places currently available at secondary transfer. In reality, not all primary pupils transfer to Banbury secondary schools – some pupils go to schools outside Banbury, and others to the private sector. The current average is for 94% of children to transfer. Applying this transfer rate, the number of children from the existing school population (i.e. excluding housing growth) seeking secondary school places over the coming years is expected to exceed the current combined admission numbers by 2016 and in all subsequent years. Expansion of secondary school places in Banbury is therefore necessary to meet the needs of the existing population; any housing growth will add to the need for growth. It is expected that one additional form of entry will be required in 2017, and another in 2018, with further growth beyond this period.

We therefore require housing developments within Banbury to contribute towards the costs of secondary school expansion in a proportionate manner. As a new application, this proposal needs to be assessed in a consistent manner with other contemporaneous proposals. This proposal for 230 homes would be expected to generate 46 secondary pupils and 6 sixth form pupils.

On this basis, £914,356 Section 106 developer contributions are sought towards the expansion of permanent secondary school capacity serving the area by a total of 52*pupil places

(including 6 sixth form places). This is based on Department for Education (DfE) advice for secondary school extension weighted for Oxfordshire and including an allowance for ICT and sprinklers at £17,455 per pupil place and £18,571 per Sixth Form pupil place. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index.

SEN school provision

Section 106 developer contributions towards the expansion of permanent Special Educational Needs school capacity will also be required in line with the expected increase in pupil numbers, based on 1.11% of school pupils attending SEN schools. We are advised to allow £30,656 per pupil place to expand capacity in special educational needs schools. This is index linked to 1st Quarter 2012 using PUBSEC Tender Price Index.

Based on the pupil generations above, the SEN pupil generation of the new application is estimated to be 1.32 pupils, and the SEN pupil generation from the extant 510 home East of Southam Road development is estimated to be 3.12 pupils. **The total SEN contributions would therefore be £136,113, divided £40,466 from this new application and £95,647 from the East of Southam Road development.**

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 27 June 2014

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District: Cherwell

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Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Property

Recommendation:

No objection subject to conditions

Key issues:

- The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.
- The following contributions have been calculated using the development mix provided in the plans
 - 22 no. x One Bed Dwellings
 - 73 no. x Two Bed Dwellings
 - 63 no. x Three Bed Dwellings
 - 72 no. x Four Bed Dwellings

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

- **562 additional residents including:**
- 40 resident/s aged 65+ years
- 401 resident/s aged 20+ years
- 35 residents aged 14-19 years

Legal Agreement required to secure:

• Library	£ 47,770
• Health & Wellbeing Resource	£ 44,000
• Waste Management	£ 35,968
• Museum Resource Centre	£ 2,810
• Integrated Youth	£ 6,930
• Adult Learning	£ 6,416

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

• Administration & Monitoring	£ 9,433
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The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.

Conditions:

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

Informatives:

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

Detailed Comments:

Library

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

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

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

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

$$\mathbf{\pounds 85 \times 562 \text{ (the forecast number of new residents)} = \pounds 47,770}$$

Strategic Waste Management

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

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

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

£64 x 562 (the forecast number of new residents) = £35,968

County Museum Resource Centre

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

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

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

£5 x 562 (the forecast number of new residents) = £2,810

Health & Wellbeing Resource – including Day Care Facilities

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

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

£1,100 x 40 (the forecast number of new residents aged 65+) = £44,000

Integrated Youth Support Service

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

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

£198 x 35 (the forecast number of new residents aged 13-19) = £6,930

Adult Learning

The County Council is looking to improve and provide a more sustainable Adult Learning facility in Banbury.

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

£16 x 401 (the forecast number of new residents aged 20+) = £6,416

Administration

Oxfordshire County Council require an administrative payment of £9,433 for the purposes of administration and monitoring of the proposed S106 agreement, including elements relating to Education.

Indexation

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

General

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

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

Officer's Name: Oliver Spratley

Officer's Title: Asset Strategy Support

Date: 04 June 2014

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Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Economy and Skills

Recommendation:

No objection subject to conditions

Key issues:

- The sustainability appraisal at paragraph 5.11 on page 10 states that ‘ the development will provide opportunities for employment during the construction phase in particular, and when operational...’
- The potential level of employment generated on this strategic, mixed use development site will require the developers to prepare and implement an Employment & Skills Plan

Conditions:

- The developers will be required to prepare and implement, with local agencies and providers, an Employment & Skills Plan (ESP) that will ensure, as far as possible, that local people have access to training (including apprenticeships) and employment opportunities available at the construction and end user phases of this proposed development.

Detailed Comments:

Recent policy initiatives relating to skills development are contained in:

- The Oxfordshire City Deal
- Oxfordshire European Structural Investment Fund (ESIF) Strategy
- Strategic Economic Plan

The recently launched **Oxfordshire Skills Strategy** has five strategic priorities:

- SP1: To meet the needs of local employers through a more integrated and responsive approach to education and training: developed in partnership with our provider network, to encourage more training provision in priority sectors - both current and projected - to meet the needs of employers or to train future entrepreneurs, particularly in science, technology, engineering and mathematics (STEM).
- SP2: Creating the ‘skills continuum’ to support young people through their learning journey: the ambition is to develop integrated, seamless services that support young people through school and on into training, further education, employment or business, where they

understand the full breadth of career options, including local demand, and the training path to succeed in that career.

- SP3: Up-skilling and improving the chances of young people and adults marginalised or disadvantaged from work, based on moving them closer to the labour market.
- SP4: To increase the number of apprenticeship opportunities, particularly those offered by small to medium sized businesses.
- SP5: To explore how we can better retain graduates within Oxfordshire to meet the demand for the higher level skills our businesses need.

Employment and skills planning justification

A better, appropriately skilled local workforce can provide a pool of talent to both developers and end occupiers. This will reduce the need to import skills, and in doing so reduce congestion and unsustainable travel to work modes, reduce carbon emissions and the pressure on the local housing infrastructure.

Seeking skills and training planning obligations or conditions to maximise the potential of the existing population to compete for the jobs being created, whether during the construction phase or end user phase, through improving their skills levels, is necessary to ensure that future development is economically and socially sustainable, and that barriers to employment for those marginalised from the workforce are removed.

Developers often identify projected training and employment outcomes as part of the justification for development. It is important therefore that the impacts of economic development are mitigated and the economic benefits of new development in terms of improved local skills and employment outcomes are realised.

Not only is it clear that skills levels are a key determinant of a sustainable local economy, but they also have an impact on employment opportunities and thus an individual's economic prosperity. Up-skilling the area's labour force will be key to maintaining economic competitiveness.. Securing obligations for skills development and employment of local people will be necessary to enhance social inclusion by reducing the potential for economic and social disparity, another key policy driver at the local level.

Officer's Name: Dawn Pettis

Officer's Title: Economic Development Strategy Officer

Date: 01 July 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 14/00825/OUT

Proposal: OUTLINE - Development of up to 230 residential units (C3), local retail community facilities (Classes A and D1) with associated infrastructure, parking, open space and landscaping

Location: OS Parcel 3900 Adjoining Foxhill And West Of Southam Road Banbury

Ecology

Key issues:

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

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 01 July 2014
