

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

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m2 and a community hub/shop/business and retail facility of up to 325 m2 together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Purpose of document

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

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Strategic Comments

Comments:

Objection - due to lack of information on Archaeology and Transport.

Please see detailed comments below.

Officer's Name: Cathy Champion

Officer's Title: Principal Infrastructure Planner

Date: 03 May 2016

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m2 and a community hub/shop/business and retail facility of up to 325 m2 together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Transport

Recommendation:

Objection – however, if a suitably amended Transport Assessment is submitted, the Highway Authority will be able to reconsider.

Key issues:

- The submitted Transport Assessment is wholly inadequate for the County to make an informed view as to the suitability of this development and its effect on the surrounding highway network.

Legal agreement required to secure:

- Travel plan monitoring fees for the residential element of the scheme of £1,240.
- Section 106 agreement to contribute £795 per additional dwelling towards the enhancement of bus services passing through Sutton Courtenay. (Indicatively £286,200)
- Section 106 agreement to contribute up to £20,000 for improved bus stop provision in the vicinity of the site, consisting of relocation of stops to agreed locations, provision of shelters where appropriate and the provision of four new Premium Routes bus stop pole/flag/information case units.
- Section 106 contribution towards upgrade including solar lighting of NCN route 5 towards Didcot. (Indicatively £33,750).

Conditions:

Standard Highway related conditions to apply.

Informatives:

Standard Highway related informatives to apply.

Detailed comments:

This development site for up to 360 dwellings with associated medical centre and community hub, has been the subject of a Transport Assessment (TA) and Travel Plan (TP) pre-application scoping note, produced by the appointed Transport Consultant during July 2015. A subsequent meeting between the County and the Transport Consultant was held on 11th August 2015, although there are no formal minutes available, indicating which County Officers were present and the outcomes and advice made.

Subsequently, as part of this current outline application, with all matters reserved for future consideration, except access, a TA has been submitted. Regardless of what direction any potential TA should take, it is evident that the TA, submitted as part of this application, is wholly inadequate in terms of its technical content, for the County to make any informed decision from a Transport perspective.

The County are however of the view that for this application to progress, further scoping is required with regard to the TA and would welcome further liaison with the Applicant. Certainly, there are a number of points within the current submitted TA which require to be expanded upon or be included, so as a fully informed view can be taken by the County. Detail required, but not limited to, includes:

- Existing travel behaviour (traffic flows/public transport/cycling/walking etc.)
- Road safety assessment
- Highway network model assessment (PICADY & ARCADY outputs/trip rates & generation/distribution)
- Highway mitigation
- Vehicular access details
- Construction impact/phasing

To assist the Applicant, any further submitted TA and Travel Plan should be prepared in line with the County Council document 'Transport for New Developments; Transport Assessments and Travel Plans':

<https://www.oxfordshire.gov.uk/cms/content/transport-new-developments>

Regardless of the above, some additional direction can be taken from the comments below on specific transport issues and can be discussed further if required:

Public Transport

The bus stops at Harwell Road and High Street Garage are distinctly substandard, and not fit for purpose to attract people to using public transport. The amount quoted (£20,000) to improve these facilities is indicative, and will be dependent on the outcome of site meetings (with the operator, the Parish Council, the local County Councillor, the Police and the Highway Authority), regarding the feasibility of moving established bus stops and regarding the general agreement with the Parish Council regarding the principle of new shelters, and their agreement regarding ongoing maintenance. David Bellchamber at the County Council 01865 810405 can advise on setting up a site meeting.

Bus service X1 currently operates on an hourly weekday basis between Wantage, Didcot, Sutton Courtenay, Abingdon and Oxford with no evening or Sunday service.

The Science Vale bus strategy states that the link between Didcot and Abingdon via Sutton Courtenay should operate at a minimum of twice an hour, to provide a more credible level of service for journeys to work in particular. The developer contribution would be pooled with other local contributions, to procure additional journeys on a pump-priming basis over five years, with the aim of eventual commercial operation.

Cycling

National Cycle Network (NCN) route 5 runs very close to the development site. This particular section (south of Hobbyhorse Lane, east of the development site) is an off road path managed by sustainable transport charity Sustrans and does not form part of the public rights of way network. Furthermore, adjacent to the eastern boundary of the development site is public right of way 373/7 (footpath rights only) and the National Cycle Network runs parallel to this (east of it), separated by fence and hedgerow. The quality of NCN route 5 varies. The section towards Didcot, running to the north of Didcot Power Station, is of fairly high quality, whereas the section running to the east of the development site is of lower quality.

In order to ensure cycling is an attractive choice for travel to Didcot, a contribution must be provided to upgrade the section of NCN running to the east of the site to match that of the section running to the north of Didcot Power Station. The site layout must provide good connectivity to footpath 373/7, upgrade works will then include connections across the footpath to the NCN path. A sum of £138,000 is requested for these upgrade works. This figure has been established by using costs of upgrade of a comparable section of NCN route near Harwell (Ickniel Way) in 2015. These works rebuilt 340 metres of path at a cost of £87,000 including design. The section for upgrade here is 540 metres, giving a total upgrade cost of £138,000.

Furthermore, the NCN between Hobbyhorse Lane and A4130/Hawksworth roundabout is not lit. In order to increase attractiveness and safety of cycling towards Didcot, a contribution must be provided for a form of appropriate lighting for this section; the remainder of the route to Didcot is already lit. A solar lighting solution is most appropriate for this section. Solar lighting, in the form of studs attached to the path, is a low cost method of defining path routes at night. A contribution of £33,750 is requested. This figure is based on the Falco Pathfinder product at £135 per light including installation. The length of path to be lit is 2,500 metres and a pair of lights will be provided every 20 metres (one each side of path).

Drainage

There is insufficient detail in the submitted flood risk assessment to clarify how ground water and surface water are being dealt with.

Development shall not begin until a 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, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features – attenuation volume
- Infiltration in accordance with BRE365
- Detailed drainage layout with pipe numbers
- Network drainage calculations

- Identify adequate discharge/outfall location

Car parking and cycle storage

Although parking is to be considered at any reserved matters stage, the development site parking provision should be in accordance with OCC's 'Parking Standards for New Residential Development' and specified per dwelling type (based on number of bedrooms). The unallocated provision should be accessible spaces spread through the site. Casual on-street parking, or parking across footways, will not be acceptable. In addition, the parking and garage spaces are in accordance with the County standards.

Covered, secure and convenient cycle parking at the rate of two per dwelling should be available either in garages or in rear gardens. All dwellings must have access to rear gardens (this also provides for bin storage).

Refuse Collection

Refuse vehicle swept paths plan for an indicative 11.3m long vehicle is required to demonstrate a RCV is able to access and exit the site in a forward gear, without over-running the corresponding verge/footway.

Travel Plans

A Residential Travel Plan will be required for this site. This will be sent to the Travel Plan Team at Oxfordshire County Council (OCC) for approval before first occupation. A Travel Information Pack will also be required for every household. This will need to be developed and sent to the Travel Plan team at OCC for approval before first occupation.

Officer's Name: Ian Marshall

Officer's Title: Senior Transport Planner

Date: 03 May 2016

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m² and a community hub/shop/business and retail facility of up to 325 m² together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Archaeology

Recommendation:

Objection

Key issues:

Geophysical and aerial photographic surveys have identified the presence of a substantial settlement in the south east corner of the application area that is probably of Romano British origin and a rectangular enclosure, possibly of the same date in the north of the area. Most of the remaining area shows evidence of medieval cultivation in the form of ridge and furrow. This has been extensively ploughed in recent years and may therefore mask earlier features. We would recommend that a predetermination archaeological field evaluation is undertaken to establish whether archaeological features are located within the application area and to provide a suitable level of information upon which an appropriate mitigation strategy can be established. This is in line with the NPPF and Local Plan policy.

Legal agreement required to secure:

None

Conditions:

The evaluation will provide further information to determine whether conditions will be required.

Informatives:

None

Detailed comments:

Aerial photographic evidence has identified a substantial settlement site in the south of the application area. In the north of the application area there is a rectangular cropmark. A geophysical survey has corroborated the presence of these two areas of archaeological features. The character of the cropmarks and the geophysical survey results suggest that these may be Romano British in origin although currently their character, date and state of preservation are unclear.

The geophysics shows evidence of medieval cultivation in the form of ridge and furrow. This has been ploughed out in recent years but this may be masking earlier features.

Lidar survey shows a substantial linear feature running east/west across the application area.

In order to fully understand the cropmark features and to assess the areas of ploughed out ridge and furrow we would recommend in accordance with the NPPF (2012) that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

If the applicant makes contact with us, we shall be pleased to provide information on the procedures involved, draft a brief upon which a costed specification can be based.

Officer's Name: Hugh Coddington

Officer's Title: Archaeology Team Leader

Date: 19 April 2016

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m2 and a community hub/shop/business and retail facility of up to 325 m2 together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Education

Recommendation:

No objection subject to the conditions.

Key issues:

Based on the unit mix stated in the application, this proposed development has been estimated to generate 86 primary pupils, 66 secondary pupils (including 8 sixth formers) and 1.8 pupils requiring education at an SEN school.

Primary education

- £1,091,168 (3Q15) Section 106 required for the necessary expansion of permanent primary school capacity serving the area, at Sutton Courtenay CE Primary School.

Secondary education:

- OCC is not seeking Education contributions to mitigate the impact of this development on secondary school infrastructure. The scale of population growth expected in and around Abingdon will require additional secondary school capacity in the longer term, but there is not currently an identified project.

Special Educational Needs (SEN) education:

- £130,500 (3Q15) Section 106 required for the necessary construction of new permanent SEN school capacity serving the area, through contributing towards the new special school planned for Valley Park, Didcot.
- A contribution towards the land cost for the SEN school at Valley Park. The amount proportionate to this development will be advised prior to committee.

Early Years education

- Legal agreement required for the sustainable provision of sufficient nursery education provision, by ensuring that the Community Hub that is included in this application, is suitable for and is made available for a minimum 24 place pre-school/nursery provision, providing sole use of the early years space at an affordable rent.

Legal Agreement required to secure:

£1,091,168 Section 106 developer contributions towards the expansion of Sutton Courtenay CE Primary School. This is based on Department for Education (DfE) advice weighted for Oxfordshire, including an allowance for ICT at £12,688 per pupil place and 86 pupils being generated. This is index linked from 3rd Quarter 2015 using PUBSEC Tender Price Index.

£130,500 Section 106 developer contributions towards the new SEN school planned for Didcot, based on projected pupil generation of 1.8 pupils. This is based on £72,500 per pupil place and 1.8 pupils being generated. This is index linked from 3rd Quarter 2015 using PUBSEC Tender Price Index.

OCC is being asked to make a payment for the land at Valley Park site which is not directly required to mitigate the impact of that site. The cost to OCC of this residual land which is necessary to mitigate the impact of other sites, including the proposed site, is being sought from relevant sites. The amount proportionate to this site will be notified to the case officer prior to committee.

Legal agreement required for the sustainable provision of sufficient nursery education provision, by ensuring that the Community Hub that is included in this application, is suitable for and is made available for a minimum 24 place pre-school/nursery provision, providing sole use of the early years space at an affordable rent.

Informatives:

- Contribution calculations are based on the notified numbers and mix of dwellings:

Total Dwellings	1 Bed	2 Bed	3 Bed	4 + Bed	Total
Notified Mix of New Dwellings	51	139	137	27	354
Dwellings to be Demolished			1	1	2
Net Dwellings	51	139	136	26	352

Pupil generation, and consequently developer contributions amounts required towards education, will need to be revised when there is a confirmed mix of dwellings.

Detailed Comments:

Primary:

Sutton Courtenay CE Primary School has previously had an operating capacity of 120 places for Reception - Year 6, and is now full at that size. To ensure the school can meet the needs from local housing development, expansion to a capacity of 210 places is planned, and feasibility assessment is underway. Developer contributions are sought towards the capital cost of this expansion. Further expansion may become necessary in the longer term.

Secondary:

Rising pupil numbers already in Abingdon primary schools will in due course remove their currently spare places and require expansion of capacity across the Abingdon secondary schools. The potential of each school to expand is being assessed. However, following a decision by the nearby Europa School to increase its annual intake, the expansion of Abingdon's secondary schools does not currently have a confirmed timescale.

Special:

Across Oxfordshire 1.11% of pupils are taught in special schools. The number on roll in special schools in Oxfordshire has risen over recent years from 795 in 2007 to 998 in 2015. The demand for special school places is expected to continue to grow as new housing is built and the already rising birth rate feeds through.

SEN provision for the Abingdon, Didcot & Wallingford areas is currently provided by the Kingfisher (Academy) School, which does not have capacity to meet the needs of the housing growth in this area. There is no existing SEN school in the Didcot area, and the scale of population growth planned for this area will require a new SEN school and a new SEN school is planned at the Valley Park Site, Didcot. This new SEN school is planned to serve the full age range, with a capacity of 100 pupils.

Early Years:

Legal agreement required to secure the sustainable provision of sufficient nursery education provision by ensuring that the Community Hub, that is included in this application, is suitable for and is made available for a minimum 24 place pre-school/nursery provision, providing sole use of the early years space at an affordable rent.

Under Section 7 of the Childcare Act 2006 the Council has a responsibility to ensure that there is sufficient childcare to enable families to access their entitlement to free early education of 570 hours per year. Early education is a statutory entitlement for eligible two-year old children, where such eligibility is targeted at circa 40% of this age group, and for all three year old children.

The Childcare Act 2016 extends the Council's responsibility to ensure that there is sufficient provision, as the entitlement to free early education will double to 1,140 hours for children, aged 3 and 4, of eligible working parents from September 2017. Delivery of early years education and childcare provision in Oxfordshire is through a mixed market of private and voluntary providers, including pre-schools, day nurseries and childminders, and through schools, including academies and free schools.

The delivery of early education in Sutton Courtenay is delivered by Sutton Courtenay CE Primary School. Whilst the school currently has some spare capacity this is insufficient to meet the expected increase in demand generated by this development and additional capacity will be required in response to this additional population growth.

This application includes the provision of a Community Hub. The County Council does not seek a financial contribution towards nursery education capacity, on the understanding that the Community Hub is suitable for and is made available for pre-school/nursery provision.

The new building will need to meet the requirements of the [Early Years Foundation Stage Statutory Framework](#) (pages 27 & 28 cover the safety and suitability of premises, environment and equipment) and in order to provide high quality provision a provider will require sole use of the early years' space.

Whilst this development is estimated to create an additional 16.24 children, that are eligible for free early education, the viable minimum number of places for a pre-school is 24 places. The development has been calculated as likely to generate 58 * 0-4 year olds, i.e. an average of 11.6 children per year of age across this five-year age band. Of these children, the following would be expected to be eligible for free nursery education:

- Of the estimated 11.6 two-year-olds, 40% would be expected to be eligible = 4.64 children
- All of the estimated 11.6 three-year-olds = 11.6 children

This brings the total need for nursery provision to 16.24 places.

Officer's Name: Diane Cameron

Officer's Title: School Organisation Officer

Date: 25 April 2016

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m2 and a community hub/shop/business and retail facility of up to 325 m2 together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Education

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 housing development mix has been used:

51 x One Bed Dwellings
139 x Two Bed Dwellings
136 x Three Bed Dwellings
26 x Four Bed Dwellings

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

802 additional residents including:

73 resident/s aged 65+
575 residents aged 20+
59 resident/s ages 13-19
58 resident/s ages 0-4

Legal Agreement required to secure:

• Library	£78,596.00
• Central Library	£15,855.54
• Adult Day Care	£9,636.00
Total*	£104,087.54

*Total to be Index-linked from 3rd Quarter 2015 Using PUBSEC Tender Price Index

• Administration & Monitoring	£10,302.49
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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

Administration

Oxfordshire County Council requires an administrative payment of for the purposes of administration and monitoring of the proposed S106 agreement. The amount of this fee will be dependent on the s106 obligations and the complexity of the s106 agreement

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.

Detailed Comments:

Local Library

This development is served by Didcot Library.

This provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library service.

Costs for improvements are based upon the costs of extending a library.

The costs of extending a library is £2,836 per m² at 3rd Quarter 2015 price base; this equates to

£78 ($£2,836 \times 27.5 / 1,000$) per resident.

This calculation is based on Oxfordshire County Council 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 (staff workroom, etc.), totalling 27.5 m² per 1,000 head of population.

The development proposal would also generate the need to increase the core book stock held by 2 volumes per additional resident. The price per volume is £10.00; this equates to £20 per resident.

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

$$\text{£98} \times \text{802 (the forecast number of new residents)} = \text{£78,596.00}$$

Central Library

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

Remodelling of the library at 3rd Quarter 2015 base prices leaves a funding requirement still to be secured is £4,620,635. 60% of this funding is collected from development in the Oxford area. The remainder 40% is spread across the four other Districts. 40% of £4,620,635 = £1,848,254.

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year

2026. £1,848,254 ÷ 93,529 people = £19.77 per person

- The contribution for the provision of central library infrastructure in respect of this application would therefore be based on the following formula:

$$\text{£19.77} \times \text{802 (the forecast number of new residents)} = \text{£15,855.54}$$

Social & Health Care - Day Care Facilities

This development is served by Didcot Day Centre which does not have capacity to meet the needs of this development. A new day care centre is planned in Didcot to meet the needs of new housing in the area. A contribution is sought towards this new 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 £13,163 per place at 3rd Quarter 2015 price base (this in non-revenue). Based on current and predicted usage figures we estimate that

1% of the over 65 population use day care facilities. Therefore the cost per person aged 65 years or older is £132.

- The contribution for the provision of adult day care infrastructure in respect of this application would therefore be based on the following formula:

$$\text{£132} \times \text{73 (the forecast number of new residents aged 65+)} = \text{£9,636.00}$$

Oxfordshire County Council is **not** seeking a contribution towards waste management or adult day care infrastructure from this application due to the pooling restrictions contained within Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) which took effect from the 6th April 2015. The property response '*No objection subject to conditions*' relies upon funding for infrastructure as critical mitigation being delivered through CIL where there is no opportunity to gain contributions through Section 106 due to current legislation. OCC hold a statutory obligation to deliver services such as education through schools. Details of these contribution rates for sustainable capital development are set out below.

Contributions required to mitigate the impact of the development on infrastructure but which due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) OCC does not require a s106 obligation in respect of:

• Waste Management	£61,754.00
• Museum Resource Centre	£4,812.00
Total*	£66,566.00

Detailed Comments:

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 £3,589,888 at 3rd Quarter 2015 price base; this equates to £77 per resident.

- The contribution for the provision of strategic waste management infrastructure in respect of this application would therefore be based on the following formula:

$$\mathbf{£77 \times 802 \text{ (the forecast number of new residents)} = £61,754.00}$$

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

£550,449 at 3rd Quarter 2015 price base; this equates to £6 per person

- The contribution for the extension of the Museum Resource Centre in respect of this application would therefore be based on the following formula:

$$\mathbf{£6 \times 802 \text{ (the forecast number of new residents)} = £4,812.00}$$

Officer's Name: Will Madgwick

Officer's Title: Planning Liaison Officer

Date: 14 April 2016

District: Vale of White Horse

Application no: P16/V0646/O

Proposal: The demolition of existing buildings, residential development of up to 360 residential units, a medical centre of up to 650 m2 and a community hub/shop/business and retail facility of up to 325 m2 together with green infrastructure and two accesses of Harwell Road (all other matters reserved apart from access), and works associated with the development including landscaping, informal and formal open space, creation of a pond, selective tree removal, pedestrian, cyclist and public transport infrastructure, utilities and sustainable drainage infrastructure, car and cycle parking.

Location: Harwell Road Sutton Courtenay Sutton Courtenay OX14 4BN

Minerals & Waste

Recommendation:

No objection

Key issues:

The proposed development would sterilise deposits of sand and gravel within the application site. The proposal therefore needs to be considered against Oxfordshire Minerals and Waste Local Plan policy SD10.

In view of the relatively small size of the mineral resource and the substantial constraints on the possible working of these mineral deposits, there is insufficient justification for the mineral deposits within this site to be safeguarded from sterilisation by the proposed built development.

The proposed development site lies adjacent to a former landfill site at Sutton Courtenay Quarry and the possible impacts of that on the proposed housing development should be taken into account.

Legal agreement required to secure:

None

Conditions:

None

Informatives:

None

Detailed comments:

Published BGS mapping shows the southern part of the application site to be underlain by deposits of sand and gravel; and that within the northern part sand and gravel deposits may exist beneath a deposit of 'head'. These deposits are a continuation of the sand and gravel deposits that have been worked at Sutton Courtenay Quarry, to the east. The remaining

mineral deposits that lie between the worked out / restored south western parts of that quarry and the existing built development of Sutton Courtenay are of limited extent. The proposed development would directly sterilise the sand and gravel deposits within the site but would have only a limited impact on such deposits within adjoining land.

The proposed development needs to be considered against saved Oxfordshire Minerals and Waste Local Plan policy SD10 on protection of mineral resources. This policy dates from 1996 but it is consistent with the NPPF (paragraph 143, bullet 3). Under policy SD10, development which would sterilise the mineral deposits within this site should not be permitted unless it can be shown that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource. Policy M8 on safeguarding mineral resources in the Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy proposed submission document August 2015 should also be taken into consideration.

The sand and gravel deposits within the site are likely to be similar in depth and quality to those that have been worked at Sutton Courtenay Quarry and it is therefore likely that they could potentially be worked as an extension to that quarry.

The application site is already constrained by the existing housing, in Sutton Courtenay, adjacent to the west and north. The site is already very small in the context of sand and gravel extraction and the need for unworked margins (buffer zones) between the existing dwellings and any mineral working would substantially reduce the area of the site that could be worked for sand and gravel, to the extent that it is unlikely that a workable area of mineral deposit would remain.

In view of the significant constraints that already apply to the sand and gravel deposits in this application site, I consider there to be insufficient justification for the mineral deposits within the site to be safeguarded from the effect of built development. Accordingly, no objection should be raised to the proposed development on minerals policy grounds.

The part of the Sutton Courtenay Quarry that lies adjacent (to the east) the application site has been worked and restored by infilling with waste. The possible impacts of this landfill site on the proposed housing development will need to be adequately taken into account.

Officer's Name: Peter Day

Officer's Title: Minerals & Waste Policy Team Leader

Date: 13 April 2016
