

Planning Committee

26 July 2017

Addendum Report

Item 7 – P17/V0050/O – Land north of Dunmore Road and Twelve Acre Drive, Abingdon

Lodge Hill Slips Bid Announcement

The Secretary of State has today approved Oxfordshire County Council's (OCC) bid of £9 million for the Lodge Hill slip roads. It is anticipated that the first payment for the scheme will be paid to the Local Enterprise Partnership (LEP) in September.

At this stage the recommended condition restricting occupancy rates (no. 41) will remain, whilst final details of the phasing of remaining payments is confirmed by the Secretary of State.

Additional Petitions and Consultation Responses

Petition: A petition organised by the Oxford West and Abingdon Liberal Democrats has been received, with 1,046 signatures. The petition reads:

“I/we the undersigned call on the Vale District Council and Oxfordshire County Council to deliver on their promise of a full interchange at Lodge Hill before the housing developments go ahead.

If a full interchange cannot be delivered, we call on all the planning applications to be turned down.”

Officer Response: The need for the Lodge Hill slips is discussed at length in both the original committee report (dated 20th June 2017) and the additional report prepared for this meeting (dated 26th July 2017). Both OCC and the Vale consider the slip roads to be crucial to enabling housing development on the allocated sites in the Oxford Fringe and Abingdon Sub-area of the Local Plan 2031.

Condition 41 of the recommendation is a three-stage occupancy restriction related to progressing the slip roads. A maximum of 150 units can be occupied prior to the OCC bid being agreed by central government (see above). A maximum of 400 units can be occupied prior to OCC letting a contract to deliver the slip roads.

Officers remain of the opinion this occupancy restriction condition, which has been agreed with the applicant, will mitigate any risk to the local road network if the delivery of the slip roads is delayed. Officers are now confident that the slip roads will be operational before occupancy on this site reached 400 units.

Cllr Edward Blagrove:

An additional written statement from Cllr Blagrove has been received and circulated to all committee members. This statement largely offers support to the representation from Radley Parish Council, the contents of which are discussed in the 26th July committee report

Neighbour Representation:

An additional neighbour representation has been received questioning the assumption that government funding will be secured for the Lodge Hill slip roads contained within the report, given the current uncertainty at the national level; what would occur if the funding did not materialise and the developer reached 150 dwellings?

Officer Response – As per above response to the Liberal Democrat petition.

Section 106 contributions and CIL

Officers have received a request from Abingdon Town Council, Radley Parish Council and Sunningwell Parish Council to confirm which contributions from the committee report would fall into CIL were the Vale to adopt it before any Section 106 was signed for this application.

Accordingly, those contributions marked with an asterisk (*) in the table below (recreated from the 26th July committee report) would, in officers' understanding, fall into CIL:

Oxfordshire County Council	<i>Proposed Contributions</i>
Lodge Hill slips	£3,325,000
"35" bus service extension	£454,271
Signalised road crossings	£187,869.64
Cycle storage at Radley Storage*	£20,000
Bus shelters on Oxford Road x 2	£14,900 + £14,900 maintenance
Bus shelters on Dunmore Road and Twelve Acre Drive x 6	£24,690 + £24,690 maintenance
Bus information boards on Oxford Road	£2,180
Bus information boards on Dunmore Road and Oxford Road	£4,020
Real time information boards for all bus stops	£60,976
Public right of way network improvements	£130,000
Travel Plan monitoring	£6,560
Primary Education (if no direct delivery)	£5,400,000
Secondary Education*	£3,612,000
Special Educational Needs*	£157,741
Abingdon library*	£224,763
Strategic Waste Management*	£176,599.50
Adult Day Care*	£47,586
Total	£13,888,746.14
Vale of White Horse District Council	<i>Proposed Contributions</i>
Tennis provision*	£70,840
Rugby provision*	£71,617
Public Art*	£285,000 (or on-site)

Wheeled Bin provision	£161,500
Street Naming	£10,241
Improvements to Twelve Acre Drive to Carse Close pedestrian/cycle link	TBC
Pedestrian/cycle link into Tilsley Park	TBC
Purchase of Sunningwell village green from local Diocese*	£44,000
Re-turfing of Sunningwell village green to allow increased usage*	£5,000
Dry stone wall reconstruction and fencing at Sunningwell village green*	£12,500
Resurfacing and extending Sunningwell village hall car park*	£10,000
Improvement to Sunningwell village hall facilities*	£8,000
Reducing Foxcombe Road from 40MPH to 30MPH*	£10,000
Total (costed items only)	£688,698
Overall Total	£14,577,444.14
Total per Dwelling	£15,345

Officers would also confirm that discussions with Abingdon Town Council are ongoing as to any Section 106 contributions that they may wish to seek from this development.

Typographical error in 26th July Committee Report

On Page 11 of committee papers, the summary of the Highways England response confirms support of the three stage occupancy restriction condition but erroneously directs the reader to condition 10 of the recommendation. This should actually reference condition 41 of the recommendation.