

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

**District:** Cherwell

**Application no:** 13/00433/OUT

**Proposal:** Outline application for construction of up to an additional 100 dwellings above those permitted under 06/00967/OUT.

**Location:** Land at Whitelands Farm, SW Bicester

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

**Annexes to the report contain officer advice and the comments of local members.**

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**Overall view of Oxfordshire County Council:-**

Support subject to the following conditions, legal agreements and informatives.

**Officer's Name:** Daniel Round

**Officer's Title:** Locality Manager – Bicester/Banbury

**Date:** 17 May 2013

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**ANNEX 1**  
**OFFICER ADVICE**

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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### TRANSPORT & PLANNING STRATEGY

#### Recommendation

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

#### Key issues:

- None

#### Legal Agreement required to secure:

- The existing S106 agreement or a deed of variation is required, particularly in relation to the public transport service requirement. A general transport contribution should be sought, in line with Cherwell District Council's Planning Obligation Draft Supplementary Planning Document.

#### Conditions:

- The planning conditions imposed for 06/00967/OUT are to be transferred over to the submitted planning application (if approved)

#### Detailed Comments:

- The traffic / trip generation data outlined in the Transport Assessment (paragraph 5.3) are deemed realistic. The additional trip generation is not significant and the TA concludes, in paragraph 5.3.3, that the performance of the local junctions will not be unduly affected.
- A review of the proposed Travel Plan for the site will be required, when this becomes available. However, pedestrian, cycle and public transport accessibility has been undertaken as part of the previous application (06/00967/OUT).
- This will increase the demand for public transport to Bicester Town Centre and to Oxford, beyond original projections. The county council requests that the developer modifies the design of certain aspects of the spine road, so as to better facilitate bus operation. This would address previous concerns raised by the bus operator following a trial operation with an inter-urban double-deck bus. There will be some modest cost associated with this work, but it's suggested that such a cost is covered by the developer.
- The county council requests that a review the location and standard of bus stop provision in the first phase of the Kingsmere scheme, so ensure it meets the needs of the additional dwellings. It is important that bus services (both interurban and local) and bus stops are fully considered and designed into the Kingsmere development.

**Officer's Name:** Adam Kendall Ward

**Officer's Title:** Transport Planner

**Date:** 15 May 2013

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**Location:** Land at Whitelands Farm South West Of Bicester Adjoining Oxford Road and Middleton Stoney Road Bicester

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### **TRANSPORT DEVELOPMENT CONTROL**

#### **Recommendation**

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

#### **Key issues:**

- Highway Safety
- Traffic Impact
- Heads of Terms

#### **Legal Agreement Required**

- A new S106 Agreement (or a deed of variation to the existing Agreement(s)) is required.
- Section 278 Highways Act 1980 (may require updating)
- Section 38 Highways Act 1980

#### **Conditions:**

- The planning conditions imposed for 06/00967/OUT are to be carried over to the submitted planning application (if approved).

#### **Detailed Comments:**

##### **Introduction**

The existing outline planning permission for this site (ref 06/00967/OUT) permitted a residential development of up to 1585 dwellings. The submitted application I understand has been made as a new outline application covering part of the original approved area. This proposal seeks to secure an increase of up to 100 additional dwellings across the Kingsmere development site, above those approved in the original planning consent.

##### **Transport Assessment (TA)**

The proposed additional dwellings will be located within an approved development site currently being built out. The access arrangements serving the Kingsmere development site are considered accepted to serve the additional 100 dwellings.

The traffic generation figures quoted within the TA (paragraph 5.3) have been analysed and are deemed reasonable.

A review of the accident data for the area has been carried out, which found a number of incidents had occurred; looking at the information provided the incidents involved appear to be down to driver error rather than the characteristics of the local highway network.

A review of public transport, pedestrian and cycle accessibility has been undertaken. A Travel Plan for the site is proposed.

#### Access/Layout

There is an existing approved Design Code for the Kingsmere Development. The additional 100 dwellings will be required to accord with the Design Code's requirements.

#### Parking Levels

The proposed parking levels for this application are in line with the approved Design Code for the Kingsmere Development; and are therefore considered acceptable.

#### Transport Financial Contributions

The existing S106 requirement for Public Transport services requires reviewing/updating by the County Council's Transport & Planning Strategy consultation response. In addition to this review a general transport contribution is also expected to be requested by the Transport & Planning Strategy consultation response, in line with Cherwell District Council's Planning Obligation Draft Supplementary Planning Document.

**Officer's Name:** M.Deadman

**Officer's Title:** Principal Engineer

**Date:** 09 May 2013

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### RIGHTS OF WAY

#### Recommendation

- No objection

#### Key issues:

- The application for a further 100 dwellings on the site will not directly affect the public right of way through the site and I therefore have no detailed comments to make.

#### Legal Agreement required to secure:

- ...

#### Conditions:

- ....

#### Informatives:

- ...

#### Detailed Comments:

**Officer's Name:** Sarah Aldous

**Officer's Title:** Public Rights of Way Field Officer

**Date:** 24 April 2013

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### DRAINAGE

#### Recommendation

- No objection

#### Key issues:

- Drainage strategy already agreed for the Kingsmere development via a design code. The addition of 100 dwellings over the whole development is unlikely to cause a significant impact of the drainage overall so long as the design code is adhered to.

#### Legal Agreement required to secure:

- ...

#### Conditions:

- ....

#### Informatives:

- ...

#### Detailed Comments:

**Officer's Name:** Gordon Kelman

**Officer's Title:** Senior Drainage Engineer

**Date:** 29 April 2013

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### ARCHAEOLOGY

#### Recommendation

- No objection

#### Key issues:

- None

#### Legal Agreement required to secure:

- None

#### Conditions:

- None

#### Informatives:

- None

#### Detailed Comments:

This area has already been the subject of a phased programme of archaeological evaluation ahead of the determination of the original application and a programme of archaeological mitigation ahead of the commencement of the development.

No further archaeological investigations will be required for this area.

**Officer's Name:** Richard Oram

**Officer's Title:** Planning Archaeologist

**Date:** 25 April 2013

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### EDUCATION

#### Recommendation

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

#### Key issues:

- The proposal if implemented will have an impact upon County Council infrastructure in line with previous development on this site. That impact will need to be mitigated.

#### Legal Agreement required to secure:

- In line with the planning obligation secured both for this and the reserve primary school site appropriate contributions should be secured from the proposal

#### Conditions:

- ...

#### Informatives:

- ...

#### Detailed Comments:

**Officer's Name:** Howard Cox

**Officer's Title:** Infrastructure Framework – Team Leader

**Date:** 14 May 2013

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### PROPERTY

#### Recommendation

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

#### Key issues:

- The proposal if implemented will have an impact upon County Council infrastructure in line with previous development on this site. That impact will need to be mitigated.

#### Legal Agreement required to secure:

- In line with the planning obligation secured both for this and the reserve primary school site appropriate contributions should be secured from the proposal

#### Conditions:

- ...

#### Informatives:

- ...

#### Detailed Comments:

**Officer's Name:** Howard Cox

**Officer's Title:** Infrastructure Framework – Team Leader

**Date:** 14 May 2013

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### MINERALS & WASTE POLICY

#### Recommendation

- No objection

#### Key issues:

- .This planning application does not raise any significant minerals or waste planning issues.

#### Legal Agreement required to secure:

- ...

#### Conditions:

- ....

#### Informatives:

- ...

#### Detailed Comments:

**Officer's Name:** Peter Day

**Officer's Title:** Minerals & Waste Policy Team Leader **Date:** 22 April 2013

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### ECOLOGY

#### Recommendation

- No objection

#### Key issues:

- Appropriate management of translocated calcareous grassland does not appear to be taking place (as stated in 2012 ecological monitoring report)

#### Legal Agreement required to secure:

- ...

#### Conditions:

- ....

#### Informatives:

- ....

#### Detailed Comments:

Increased housing density will not have any ecological impacts, but need to ensure correct management of retained grassland / woodland areas is undertaken in accordance with the 2009 Ecological Management Plan.

**Officer's Name:** Sarah Postlethwaite

**Officer's Title:** Protected Species Officer

**Date:** 03 May 2013

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