

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

**District:** Cherwell

**Application no:** 21/03195/F

**Proposal:** Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure)

**Location:** Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

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This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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## **General Information and Advice**

### **Recommendations for approval contrary to OCC objection:**

If within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via [planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

### **Outline applications and contributions**

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

### **Where a S106/Planning Obligation is required:**

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee -TBC**  
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

**Security of payment for deferred contributions** - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more
- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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## **Transport Schedule**

### **Recommendation:**

No objection subject to:

- **Planning Conditions** as detailed below.

### **Comments:**

The total level of parking proposed is consistent with that assessed and approved under outline planning ref: 18/00803/OUT. It is noted that following an assessment it has been deemed not possible to provide the total number of parking spaces required within the redline boundary of that outline permission, hence this full application for an additional parking area. The implementation of any forthcoming consent as a result of this application will be linked to the implementation of the outline scheme.

The access and layout of the car park appears appropriate with suitable space for manoeuvring to and from spaces and pedestrian footways provided alongside the access road.

I note that EV charging and accessible parking spaces are to be provided in line with the required policies.

### **Planning Conditions:**

In the event that permission is to be given, the following planning conditions should be attached:

**Construction Management Plan** - Prior to commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include details of times for access by construction traffic and delivery vehicles, which must be outside of peak network hours. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

**Officer's Name:** Tim Peart

**Officer's Title:** Senior Transport Planner

**Date:** 13 October 2021

**Application no: 21/03195/F**

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## **Lead Local Flood Authority**

### **Recommendation:**

No Objection Subject to Conditions

### **Detailed comments:**

#### **Condition**

The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing:

Reference:

BBSP-RAMB-CP-XX-RP-C-000001

Begbroke Science Park

Surface Car Park Drainage Statement

Version: P02

Dated: 09/09/2021

Reason:

To ensure that the principles of sustainable drainage are incorporated into this Proposal.

#### **Condition**

##### **SuDS As Built and Maintenance Details**

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

**Officer's Name:** Sujeenthan Jeevarangan

**Officer's Title:** LLFA Planning Engineer

**Date:** 20/10/2021

**Application no: 21/03195/F**

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## **Minerals & Waste**

### **Recommendation:**

No comments

### **Key issues:**

N/A

### **Legal agreement required to secure:**

N/A

### **Conditions:**

N/A

### **Informatives:**

N/A

### **Detailed comments:**

The site is not in a safeguarded mineral and waste area, therefore we have no comments to make on the proposed development.

**Officer's Name: Anna Herriman**

**Officer's Title: Minerals and Waste Policy Planning Officer**

**Date: 19th October 2021**

**Application no: 21/03195/F**

**Location:** Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF

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## **Landscape / Green Infrastructure**

### **Recommendation:**

Consult District Council Landscape Officer.

### **Comments**

The Landscape Officer within the District Council should be consulted, and his comments taken into account.

The development already has outline permission and as such the development is already agreed in principle.

The only observation I wish to offer is that the car park is dominated by hard surfacing. Being a large car park I believe that it would benefit from being broken up by planting, eg by replacing some car parking spaces with planting beds and/or to integrate trees between the car parking spaces along the centre line.

I have also not seen information on plant species, planting methods, maintenance etc and recommend that a landscape condition is added should the development be approved.

**Officer's Name: Haidrun Breith**

**Officer's Title:** Landscape Specialist

**Date: 21/10/2021**