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

District: Cherwell
Application no: 13/01056/OUT
Proposal: OUTLINE - Up to 200 residential units, access, amenity space and associated works
Location: South Lodge Fringford Road Caversfield Bicester OX27 8TH

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.

Overall view of Oxfordshire County Council:-

- Object for the reasons given below

Comments:

Oxfordshire County Council has a number of concerns, particularly transport, with this application which are outlined in Annex 1.

Officer's Name: Daniel Round
Officer's Title: Locality Manager – Bicester/Banbury
Date: 24 August 2013

ANNEX 1

OFFICER ADVICE

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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TRANSPORT & PLANNING STRATEGY

Recommendation

- Object for the reasons given below

Key issues:

- My initial consideration is that this proposed development is not ideal in sustainability terms as it is quite remote from the town centre and local amenities and cannot be served by a meaningful bus service. Bicester town centre and Bicester North Station are not within easy walking distance of the development site, approximately 2.5km and 2.3km respectively, making it difficult to promote sustainable travel, particularly walking.

- The nature of Fringford Road and the nearby B4100 and A4095 links, as well as the high vehicle speeds and lack of street lighting, may be a deter walking and cycling movements to and from the site. Although, the proposed off-site highway works which include the provision of a footway along the western side of Fringford Road and the provision of a pedestrian crossing between the proposed access and Skimmingdish Lane to link to the existing eastern footway, may provide some marginal improvement.

- Increased traffic movements associated with background growth in Bicester is likely to make it difficult to cross the Fringford Road on foot or bicycle.

- The site is too small to sustain its own commercially viable public transport service, and the continuation of the nearby 22/23 bus service cannot be assumed as it requires considerable ongoing subsidy which is at risk of being reduced or cut as part of any future spending reviews. The current routeing arrangement for the 22/23 bus services is quite convoluted, running through the Caversfield and Southwold / Bure Park estates, making for a long bus journey which does not provide an attractive sustainable travel option for some routine journeys, such as journeys to and from work.

- This outline planning application fails to provide a detailed Transport Assessment, as was previously requested in pre-application discussions with Oxfordshire County Council. For this reason I am unable to submit a complete informed Transport & Planning Strategy response to this application.

- The developers must submit a detailed Transport Assessment.

- At this stage I am unable to comment on the expected impact of the development on the local and strategic highway network without the necessary details from a Transport Assessment.

Legal Agreement required to secure:

- None

Conditions:

- None

Informatives:

- None

Detailed Comments:

Officer's Name: Adam Kendall Ward
Officer's Title: Transport Planner **Date:** 31 July 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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TRANSPORT DEVELOPMENT CONTROL

Recommendation

- Object for the reasons given below

Key issues:

- **Lack of required information**, including but not restricted to a Transport Assessment. In accordance with the National Planning Policy Framework, all developments that generate significant amounts of movement should be supported by a Transport Assessment. The likely impact of this development on the highway network cannot be evaluated without this information.
- **Concerns regarding the sustainability of the location** and lack of sustainable transport infrastructure in the vicinity of the site, namely cycle/pedestrian links and access to bus services. A Transport Assessment would be expected to take account of whether the opportunities for sustainable transport modes have been taken up, safe and suitable access to the site can be achieved for all people, and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- **Highway safety concerns**, including:
  1. An adequate, safe highway access for the site has not been demonstrated. It is unclear whether the required access vision splay can be achieved within land owned or controlled by the applicant.
  2. The existing accident history at junctions in the vicinity of the site has not been examined. It is unclear whether this development is likely to increase risk to highway users at these junctions.
  3. There is a substandard vision splay at the junction of Unnamed Road and Fringford Road south of the site. This development is likely to intensify vehicular use of this junction and may increase risk of road collisions due to lack of visibility of approaching vehicles at this junction.
  4. The proposed layout of the pedestrian footpath through the site is likely to lead pedestrians to cross Fringford Road at the junction with Skimmingdish Lane without any dedicated crossing facilities on the pedestrian desire line. There is a risk to pedestrians, including vulnerable road users.

Detailed Comments:

Introduction
The application seeks outline planning permission for 200 dwellings, amenity space and a community building, including approval for reserved matters of access, appearance and layout.

The existing use of the site comprises grassland, a farmhouse and equine buildings. A site visit has been carried out for the purposes of assessing this proposal.

Pre-application discussions

The application has been the subject of pre-application discussions with the Local Highway Authority. The following advice was provided on 22/01/13:

The proposed 200 dwellings are to be located between the B4100 and the Fringford Road (near the village of Caversfield), such a location raises accessibility, sustainability and safety concerns i.e. limited local facilities (school, local shops etc), bus service, lack of footway links etc. The local highway network serving the area has an accident history and I have concerns about the design and capacity of a number of junctions within the area, such as the junction of the A4421/Skimmingdish Lane and the junction onto the B4100 opposite Home Farm.

The junctions that will require your consideration/assessment for a future Transport Assessment in terms of their design, safety record and their capacity are listed below (please note I have highlighted junctions where I know there is an accident history).

- *A4095/A4421;*
- *A4421/Skimmingdish Lane;*
- *Skimmingdish Lane/Fringford Road (accident history);*
- *B4100/and the rural road to Fringford Road (junction opposite Home Farm on bend) (accident history);*
- *Fringford Road/rural road to B4100;*
- *Fringford Road/A4095 (accident history);*
- *B4100/A4095;*
- *A4095 (Howes Lane)/Bucknell Road;*

I have attached the County Council's TA scoping note which also sets out all the information required for a future TA submission.

Modelling (Saturn)

My colleagues in the Local Transport Strategy Team for Bicester (LTS) have said that your proposal can use the SATURN model to look at the impact of your development on the local highway network due to the potential cumulative impact. The County Council officer contacts are Aron Wisdom and Jacqui Cox (01865 815700).

Access Arrangements

The principle of two access points serving a site of 200 dwellings is acceptable; however without more detailed plans showing the actual location of the access points proposed, with the appropriate vision splays (to be assessed) and the type of access design being proposed I cannot provide any further feedback at this time. I would however state that I have serious concerns with increasing vehicular traffic on the rural lanes adjacent to the site (towards the B4100) and Fringford Lane due to its rural nature, width, high hedges, lack of footways (if I recall correctly) and accident history.

Other issues

Rights of Way through the site must be checked to ensure no footpath diversions are required etc.

The highway boundary adjacent the site must be investigated (County Council's Land & Highway Records team can help 01865 815700)

Site drainage and the impact on the area (County Engineer contact is Gordon Hunt (01865 815571) must be considered. Development to accord with SUDS.

Required documents for future submission and design requirements:

- *A robust Transport Assessment (TA Scope yet to be agreed);*
- *A Travel Plan;*
- *Scaled vehicle access drawings;*
- *Development layout to accord with MfS (and to be constructed to OCC specifications);*
- *Car parking standards to OCC/CDC adopted standards;*
- *Cycle parking standards to OCC standards;*
- *Tracking plans;*
- *Pedestrian and Cycle Audit;*
- *Safety Audits on proposed access arrangements (and subsequent highway mitigation requirements);*
- *Transport Contribution towards transport strategy of Bicester and public transport infrastructure and enhancements to existing/new bus services.*
- *Construction Traffic Management Plan (CTMP).*

Transport Assessment

Despite the above pre-application advice, no Transport Assessment has been submitted for consideration and approval, and most of the above specified required documents are also missing. Hence, it is not possible to properly evaluate the transport/ highway impacts of this application. **(Concern – missing assessments, further information required)**

Access

The application proposes a new vehicular access onto Fringford Road. The detail of this proposed access, including visibility splays, has not been submitted for consideration and approval. Vision splays of 2.4m x 120m will be required, provided that the 85th percentile speed of traffic in the vicinity is 40mph in line with the local speed limit. Such a vision splay would extend past the applicant's red-line application boundary, and would likely necessitate the removal of third party trees and vegetation to the north of the site. It has not been demonstrated that a safe, adequate access to the public highway can be achieved. **(Concern – highway safety)**

It is not clear whether the three existing vehicular accesses to the site referred to in the Design and Access Statement are proposed to be closed off as part of these proposals. (**Further information required)**

A pedestrian access to the site is proposed onto Fringford Road opposite the junction with Skimmindish Lane. There are concerns with this proposal to cross pedestrians over Fringford Road in such close proximity to a junction with no dedicated pedestrian crossing facilities. **(Concern – highway safety)**

Parking

No information has been provided on the proposed car parking layout of the site. I would expect to see a car parking plan, and evidence that the required level of parking can be achieved onsite without the likelihood of overspill parking onto the public highway. **(Concern – lack of parking information)**

Similarly, cycle parking for the site must be provided in line with OCC standards.

Residential Travel Plan

A Residential Travel Plan has been submitted as part of this application. The content of this document is quite general, with a lack of specific detail on matters such as car parking, cycle parking, rights of way, highway infrastructure improvements, travel plan initiatives and measures. It is unclear how the data in Table 4.1 has been derived – 'as the crow flies' distances or real travel isochrones? I would disagree with statement 6.7.1 that 'motorbikes, scooters and mopeds are sustainable modes forms of transport'.

The timetable of measures in Table 7.3 includes primarily 'soft' (promotional etc) measures with short timeframes. The travel plan needs to include a mixture of 'soft' and 'hard' (infrastructure) measures with both short and long timescales. Future responsibilities for the monitoring and coordinating of the travel plan are unclear. The Mon-Motorised User (NMU) audit makes no reference to the specific needs of road users who are on horseback or the needs of disabled people, and does not propose any recommended highway/ infrastructure improvements. **(Revised Travel Plan required)**

The travel to work census data included in the travel plan shows that Caversfield parish has a very high proportion of single occupancy car use (78.23% compared to 62.06% for Cherwell district as a whole). It is unclear how the modal shift target specified in 7.1.6 has been determined and whether it is reasonable and achievable, given that the site is clearly in quite an unsustainable location. **(Concern – sustainability)**

Existing one metre wide footways are referred to as 'reasonable' and cycling connections (including rural roads with speed limits of 60mph) referred to as 'excellent' within the travel plan. I consider that the existing pedestrian and cycling infrastructure is not in line with current standards and is not adequate for the likely increase in use from such a large development. **(Concern – pedestrian/ cycling infrastructure)**

Drainage

A Flood Risk Assessment has been submitted. It is proposed that runoff from roofs will discharge to individual shallow soakaway systems, runoff from drives will discharge via permeable paving or swales and runoff from roads will discharge via swales, gullies or permeable paving. A SUDS drainage scheme for the site will be required for consideration and approval prior to commencement of development. **(Condition)**

Layout/site comments

Plan shows an indicative pedestrian crossing – as the Fringford Road has a 40mph limit, the only options would be either a signal controlled crossing or refuge. Consideration should be given to whether a 30mph speed limit may be more appropriate for this location, rather than
40mph. If traffic speeds can be lowered to 30mph, a zebra crossing could be considered as a feasible type of pedestrian crossing. All highway works will require separate consent from OCC as Local Highway Authority and will require a Section 278 Agreement, safety audits and detailed design checks. **(Condition, Informative – highway works)**

I note from site visit that the visibility from the unnamed road to the south onto Fringford Road is substandard. Given that the proposal is likely to intensify vehicular use of the unnamed road, this is a concern. **(Concern – visibility at unnamed road/ Fringford Road junction)**

The application proposes to create new public roads within the site. All estate layout must be to OCC specification, and a Section 38 agreement is required. Details of highway adoption proposals, carriageway widths, swept path/ tracking information for service/

delivery vehicles etc is required for consideration and approval. **(Further information required)**

Developer Contributions

OCC would request a developer contribution towards highway and transport improvements in the vicinity as a result of this proposal, however in the absence of a Transport Assessment this contribution cannot yet be quantified. **(S106 required – transport contributions)**

Rights of Way

Please refer to separate comments from OCC's Rights of Way Team.

Conclusion

Given the lack of information submitted with this application and the highway safety and sustainability concerns identified above, I **object** to the proposal.

Officer's Name: Judy Kelly
Officer's Title: Senior Engineer
Date: 01 August 2013

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District: Cherwell
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RIGHTS OF WAY

Recommendation

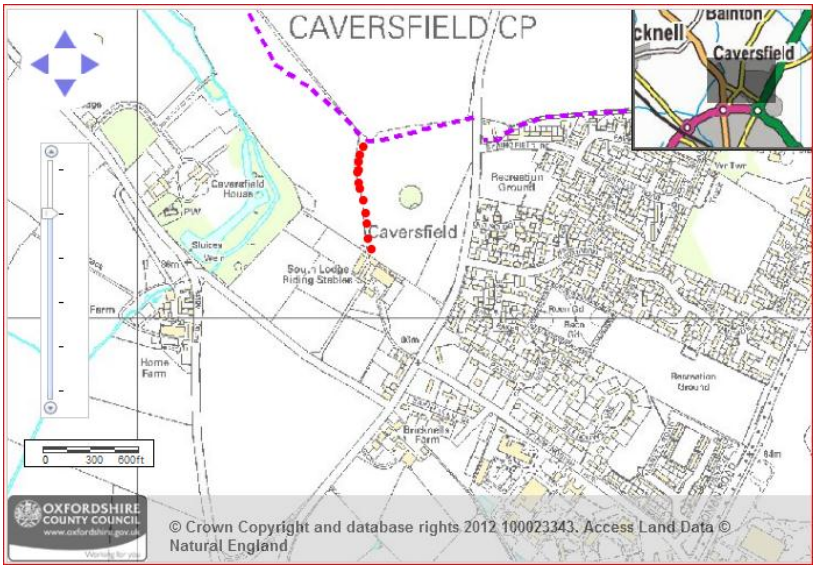
- No objection

Key issues:

- Development should provide contribution to enable connection to be made through to the surrounding public rights of way network.

Legal Agreement required to secure:

- Contribution of £15,000 secured through s106 to negotiate a link through the field to the connecting public right of way (suggested route marked with red dots below). Contribution to cover negotiation, enabling agreement, implementation and project management



Detailed Comments:

There are no recorded public rights of way but there is a nearby footpath – Caversfield Footpath1. Given the site's location and also as the indicative masterplan shows a footpath through the site and out along this alignment, a modest contribution should enable the link to be negotiated and implemented.

Officer's Name: Paul Harris
Officer's Title: Countryside Access and Information Officer
Date: 25 July 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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DRAINAGE

Recommendation

- No objection

Key issues:

- Suds type drainage should be implemented

Legal Agreement required to secure:

Conditions:

- ….

Informatives:

- ….

Detailed Comments:

Officer's Name: MIKE SMITH
Officer's Title: SENIOR DRAINAGE ENGINEER **Date:** 06 August 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application no: 13/01056/OUT
Proposal: OUTLINE - Up to 200 residential units, access, amenity space and associated works
Location: South Lodge Fringford Road Caversfield Bicester OX27 8TH

ARCHAEOLOGY

Recommendation

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

Key issues:

- The site has the potential to contain archaeological features which would be disturbed by this development.

Legal Agreement required to secure:

- None

Conditions:

F6 Prior to any demolition on the site, the commencement of the development hereby approved and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

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.

F7. Prior to any demolition on the site and the commencement of the development hereby approved, and following the approval of the Written Scheme of Investigation referred to in condition [F6], a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation.

Reason - To secure the proper recording of the building which is of archaeological or historic importance, to comply with Government advice on conserving and enhancing the historic environment contained within the National Planning Policy Framework and Policy BE6 of the South East Plan 2009.

Informatives:

- None

Detailed Comments:

The site is located in an area of archaeological potential adjacent to a deserted medieval village (PRN 1016)(SP 5839 2540). The C10th Church of St Lawrence is located 190m north west of the site (PRN 5106). A faint cropmark of a possible ring ditch has been recorded 160m to the north of the site (SP 5857 2523). This feature is likely to be either the remains of a Bronze Age Barrow or the remains of a parkland planting features as other, circular, clumps of trees are recorded in the area.

Iron Age and Roman settlement has been recorded at Slade End Farm 500m SE of the site (PRN 16025) and a series of linear features and possible pits have been recorded through geophysical survey 380m NE of the site (PRN 17498)(SP 5913 2558) and a complex of Later Prehistoric rectilinear enclosures have also been recorded by geophysical survey approximately 1km to the SW (PRN 15958). Evaluation 320m SW of this proposal site however did not record any archaeological features.

The site has been the subject of a geophysical survey which recorded a number of features which may be of archaeological origin. The report however also concludes that several areas of the site were disrupted by geological or magnetic interference which may have masked further features and therefore it is possible that further features may survive on the site. Not all archaeological features will be identified through geophysical survey and it is also possible that archaeological features may survive on the site which were not recorded by the survey.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of an archaeological monitoring and recording action 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: 31 July 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application no: 13/01056/OUT
Proposal: 200 residential units
Location: South Lodge, Fringford Road, Caversfield, Bicester

EDUCATION

Recommendation

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

Key issues:

- The application is in outline. In the absence of a housing mix, our assessment of the impacts of the proposal and our required contributions are based on the following preliminary assessment mix has been used:
  - 6 No. x One Bed Dwellings
  - 69 No. x Two Bed Dwellings
  - 98 No. x Three Bed Dwellings
  - 27 No. x Four+ Bed Dwellings.
- We will reassess our infrastructure requirements when detailed information becomes available.
- The proposed development is projected to generate a demand for 54 primary school places (age 4-10), 42 secondary school places (age 11-15) and 5 sixth form places (age 16-19).
- This development lies within the school planning area of Bicester, and within the current designated areas of Southwold Primary School and Bicester Community College (secondary).
- Expansion of permanent primary school capacity in the area would be necessary as a direct result of this housing development**.**
- Expansion of permanent secondary school capacity in the area would be necessary as a direct result of this housing development**.**
- The development would also be expected to result in an increased demand upon special educational needs (SEN) schools, and expansion of permanent school capacity would be necessary as a direct result of this housing development. 1.11% of children across Oxfordshire are educated in SEN schools.

Legal Agreement required to secure:

- Developer contributions towards the expansion of permanent primary school capacity serving the Bicester area by a total of 54 pupil places. If expansion of an existing school(s) is a feasible solution, providing effective and efficient provision of education, contributions will be sought based on Department for Education (DfE) advice for primary school extensions weighted for Oxfordshire and including an allowance for ICT and sprinklers - £11,582 per pupil place at 1st Quarter 2012 price base. We would therefore require a contribution of **£625,428** (index linked to from 1st Quarter 2012

using PUBSEC Tender Price Index) to primary school infrastructure for these homes. If instead a new school is required to serve the growth in this area, a contribution would be required towards the new build costs of this, at a rate reasonably related to the scale of this development.

- A new secondary school is planned for this area to meet the needs of local housing development. Contributions are sought form this development towards the new build costs of this school, at a rate of £23,750 per pupil place at 1st Quarter 2012 price base. We would therefore require a contribution of **£1,116,250** (index linked to from 1st Quarter 2012 using PUBSEC Tender Price Index).
- Developer contributions towards the expansion of permanent SEN school capacity by a total of 1.2 pupil places. We are advised to allow £30,656 per pupil place at 1st Quarter 2012 price base to expand capacity in special educational needs schools. We therefore require a contribution of **£36,787** (index linked to from 1st Quarter 2012 using PUBSEC Tender Price Index) to special educational school infrastructure for these homes.

Conditions:

- Planning permission to be dependent on a satisfactory agreement to secure the resources required for expansion of education provision.

Detailed Comments:

Southwold Primary School increased its admission number to 60 in 2011; the higher numbers working through the school will remove currently spare capacity, and require an additional classroom to be brought into use within the main building. Demand for Bicester primary school places has risen rapidly in recent years, with the 2012/13 Reception cohort over 30% larger than the Year 6 cohort. A strategic approach to expanding primary school capacity across the town will be required to meet the demands of the local population and housing growth. Housing development will be expected to contribute towards this expansion of capacity, even where it is not provided at the nearest school to the development.

Bicester secondary schools currently have spare capacity, but this will be filled as the higher numbers now in primary school feed through. The large scale housing development planned for the town will require new secondary school establishment(s), the nature of which will be determined following local consultation. All housing developments in the area would be expected to contribute towards the cost of the new establishment(s)

Officer's Name: Diane Cameron
Officer's Title: School Organisation Officer **Date:** 19 July 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: South Lodge Fringford Road Caversfield Bicester OX27 8TH

PROPERTY

Recommendation:

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

Key issues:

The county council considers that the effect of this outline development application will place additional strain on its existing community infrastructure.

The application is in outline. In the absence of a housing mix, our assessment of the impacts of the proposal and our required contributions are based on the following preliminary assessment mix has been used:

- 6 no. of two bed dwelling
- 69 no. x three bed dwelling
- 98 no. x four bed dwelling
- 27 no x 4+ bed unit dwelling

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

- **505 additional residents *including***
- 34 residents aged 65+
- 32 residents aged between 13-19
- 353 residents aged 20+

We will reassess our infrastructure requirements when detailed information becomes available.

Legal agreement required to secure:

Library	£	42,925
Fire and Rescue services	£	2,000
Waste management	£	32,320
Museum Resource Centre	£	2,525
Adult Learning	£	5,648
Adult Day care	£	37,400
Integrated youth support service	£	6,336
Registration service	£	6,800
Total*	**£**	**135,954**

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

Administration and monitoring	**£**	**9,572**

The county council's legal fees in drawing up and/or completing a legal agreement will need to be secured.

Fire and Rescue

Oxfordshire Fire & Rescue Service (OFRS) assumes that access to the proposed sites and to the premises will be in accordance with the guidance in the current edition of Approved Document B to the Building Regulations volumes 1 & 2.

Water Supplies for Fire fighting:

It is strongly recommend the provision of adequate and appropriate water supplies (fire hydrants) in accordance with the guidance in the current edition of Approved Document B to the Building Regulations volumes 1 & 2. It is also recommend that the development conforms to British Standards BS 9999:2008 (Code of practice for fire safety in the design, management and use of buildings – Section 23 Water supplies for fire and rescue service use - 23.2 Location and access to external water supply) & BS 9990 (Code of practice for non-automatic fire-fighting systems in buildings – Section 5, Private fire hydrants - 5.2 Provision and Siting)

Automatic Water Suppression Systems:

Oxfordshire Fire and Rescue Service also believe that fitting of Automatic Water Suppression Systems (AWSS) will materially assist in the protection of life, property and fire fighter safety. AWSS such as sprinklers and water mist systems do save lives; therefore OFRS strongly recommend the provision of such systems particularly in new build properties for the proposed sites.

Flood Management:

OFRS advise that planning developments will take into account the provisions of the Flood Management Act 2010.

Fire and Rescue Infrastructure

Bicester is currently a Retained Duty System (RDS) station providing 2 fire appliances and a regional response vehicle for the Detection, Identification and Monitoring (DIM) of hazardous substances. In view of the increased demands from recent new development, the station is periodically supplemented by a further staff member on an add hoc basis to undertake operational duties and augment the availability of RDS employees

A building project is already programmed to refurbish the fire station. This will involve the incorporation of the former ambulance station, general maintenance and specific provision for the DIM vehicle.

The increased workload arising from this and other proposed development in Bicester will require a change to the staffing arrangements at Bicester fire station. This in turn will require further space and facilities to be available at Bicester. The cost of the required works has been estimated at £70,000. Approximately 7,000 new homes are planned to be built in Bicester during the plan period. This equates to £1,000 per dwelling at 1st Quarter 2012 price base

The required contribution from this development is:

£10 x 200 (number of dwellings) = £2,000

Library

Oxfordshire County Council has an adopted standard for publicly available library floor space of 23 m^2 per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc), totalling 27.5 m^2 per 1,000 population.

The existing Bicester library is having to operate below the county council's adopted standard and cannot be expanded further on its current site. Outline permission for the Bicester town centre redevelopment scheme provides for a relocated and expanded library to come forward in phase three of the town centre scheme. The cost of the new, relocated library has already been met, but financial contributions will be required from the proposed developments in towards continuing to improve library services within the town.

The current cost of extending a library is £2,370 per square meter at 1st Quarter 2012 price base. The 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. The total cost 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:

£85 x 505 (the forecast number of new residents) = £42,925

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.

The proposed residential development will increase demand for recycling facilities in the area. The nearest household waste recycling centre (HWRC) we provide is Ardley HWRC.

The HWRC strategy, which included a proposal to close Ardley HWRC and open a new site at Kidlington, was agreed by Cabinet on 19 April 2011 following a formal consultation. However, in light of wider changes our countywide plans for the long-term future of HWRCs are currently under review while we consider a number of factors. These include significantly higher levels of planned growth in Bicester as well as the decision not to go ahead with a new recycling centre based at Kidlington. The outcome of reuse trials currently underway at Alkerton and Stanford HWRCs will also play a significant part in defining future plans for the service.

Regardless of the review of HWRC provision, in view of the additional demand that would be generated by the proposed development for reuse, recycling and composting facilities in Bicester we will seek contributions towards meeting the increased demand on a pro rata basis per new dwelling.

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 505 (the forecast number of new residents) = £32,320

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 theses 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 505 (the forecast number of new residents) = £2,525

Adult Learning

The Adult Learning Service (ALS) offers a wide range of educational and recreational courses to cater for all ages and abilities. The Adult Learning Service in Bicester is currently based at Bicester Community College.

The proposed development at SW Bicester Phase II and other planned development in and around Bicester will generate further demands on the Adult Learning Service. To adequately address the increased needs, contributions are required to the provision of 70 sq. m. space to provide a classroom and ICT suite together with an office and storage space. Provision would be made either in conjunction with the proposed new Bicester town centre library or within a community building, depending on the outcome of the county council's review of how it delivers services.

Contributions are calculated by multiplying the likely increased demand for ALS based upon the average number of new users, expected from the development, for the service by the equivalent cost-per-user to provide Adult Learning infrastructure. 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

The SW Bicester Phase II development is expected to generate 1250 people aged 20+.

£16 x 353 (forecast number of new residents aged 20+) = £5,648

Social & Health Care - Day Care Facilities

To meet the additional pressures on day care provision the county council is looking to expand and/or improve day care facilities in Bicester.

A new Day Care centre offering 40 places per day (optimum) and open 5 days per week costs £11,000 per place at 1st Quarter 2012 price base. 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 34 (the forecast number of new residents aged 65+) = £37,400

Integrated Youth Support Service

The Early Intervention Service offers high quality early intervention and specialist services to children, young people and families with additional complex needs, both through county council staff and across partner agencies.

All community partner agencies are actively involved in service delivery to ensure integrated and inclusive solutions to best improve outcomes for children and young people from birth to 19 years (up to 25 years where there are special educational needs).

The Bicester Early Intervention Hub was opened recently at the Courtyard Youth Arts Centre. It is already operating at capacity in the delivery of specialist services.

The Courtyard Centre needs expansion/improvement and the site has the capacity to be enlarged. This development would create further demands on the Early Intervention Hub facilities in Bicester, the impact of which would need to be addressed by contributions towards improving the Courtyard centre to create additional capacity (either by new or enhanced provision).

The county council estimates that a new youth centre providing 235 sq. m. of accommodation will cost £595,000 to build excluding land (price base 1Q 12). A centre of this scale would provide for a catchment population of approximately 3,000 people aged 13-19. Expressed as a cost per person aged 13-19 the cost equates to £198 (£595,000 / 3,000)..

The corresponding contribution required to mitigate the impact of this development would be:

£198 x 32 (forecast number of new residents aged 13-19) = £6,336

Registration Service

The Bicester registration office is located at the Garth. It offers birth, death, marriage and civil partnership registrations plus the full range of celebratory ceremonies including marriages. The office will need to expand in order to cope with the additional demands that will be placed on the office as a result of planned future development in Bicester.

Whilst the accommodation is adequate to deal with current demands, the planned development will generate more registrations and additional celebratory services; additional office space to accommodate a second registrar is likely to be needed. A new 85 sqm office would cost £240,000. Including this proposal approximately 7,000 new dwellings are planned for Bicester up to 2025/26. This equates to £34 per dwelling at 1st Quarter 2012 price base

Impact of this development is calculated as:

£34 x 200 (number of dwellings) = £6,800

Administration

Oxfordshire County Council requires an administrative payment of **£9,572** 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 Officer
Date: 22 August 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application no: 13/01056/OUT
Proposal: OUTLINE - Up to 200 residential units, access, amenity space and associated works
Location: South Lodge Fringford Road Caversfield Bicester OX27 8TH

MINERALS & WASTE POLICY

Recommendation

- No comment

Key issues:

- .....

Legal Agreement required to secure:

- …….

Conditions:

- ….

Informatives:

- …….

Detailed Comments:

Officer's Name: Peter Day
Officer's Title: Minerals & Waste Policy Team Leader
Date: 19 July 2013

OXFORDSHIRE COUNTY COUNCIL

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell
Application no: 13/01056/OUT
Proposal: OUTLINE - Up to 200 residential units, access, amenity space and associated works
Location: South Lodge Fringford Road Caversfield Bicester OX27 8TH

ECOLOGY

Recommendation

- No objection

Key issues:

- Protected species mitigation

Legal Agreement required to secure:

Conditions:

- ….

Informatives:

Detailed Comments:

Small population of grass snakes present on site and great crested newts present in the wider area. A mitigation strategy to ensure these species are not harmed during construction should be submitted at a later stage. The landscaping plan should include a majority of native species. A deeper area incorporated into the dry swale that retains water all year round would be preferable as it will provide replacement habitat for the grass snakes and any great crested newts.

Officer's Name: Sarah Postlethwaite
Officer's Title: Protected Species Officer **Date:** 25 July 2013