

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

**District:** Cherwell

**Application No:** 20/00293/OUT-3

**Proposal:** Outline application (Phase 1B) including access (all other matters reserved) for approximately 4,413 sqm B1 office space (47,502 sqft) GIA, approximately 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards

**Location:** Bicester Gateway Business Park, Wendlebury Road, Chesterton

**Response date:** 25<sup>th</sup> June 2020

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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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## **Assessment Criteria** **Proposal overview and mix/population generation**

OCC's response is based on a development as set out in the table below. The development is taken from the application form.

<b>Residential</b>	<b>No.</b>
1-bed dwellings	178
2-bed dwellings	95
3-bed dwellings	0
4-bed & larger dwellings	0
Extra Care Housing	0
Affordable Housing %	30%
<b>Commercial – use class</b>	<b>m<sup>2</sup></b>
A1	
B1	4,413
B2/B8	
Development to be built out and occupied out over	3 years

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	402
Primary pupils	21
Secondary pupils	12
Sixth Form pupils	1
SEN pupils	0.3
Nursery children (number of 2 and 3 year olds entitled to funded places)	4.18
20 - 64 year olds	320
65+ year olds	41
0 – 4 year olds	15

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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 outweigh OCC's objections, and given an opportunity to make further representations.

### **Outline applications and contributions**

The number and type of dwellings and/or the floor space may be set by the developer at the time of application, or if not stated in the application, a policy compliant mix will be used for assessment of the impact and mitigation in the form of s106 contributions. These are set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by the developer a matrix (if appropriate) will be applied to assess any increase in contributions payable. The matrix will be based on an assumed policy compliant mix as if not agreed during the s106 negotiations.

Where unit mix is established prior to commencement of development, the matrix sum can be fixed based on the supplied mix (with scope for higher contribution if there is a revised reserved matters approval).

### **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.
- **Security of payment for deferred contributions** – An approved **bond** will be required to secure payments where the payment of S106 contributions (in aggregate) have been agreed to be deferred to post implementation and the total County contributions for the development exceed £1m (after indexation).
- **Administration and Monitoring Fee - TDC**  
This is an estimate of the amount required to cover the extra monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will 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 an s106 agreement is completed or not.

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## **Lead Local Flood Authority**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

As per conditions below.

### **Conditions:**

#### **SuDS:**

No development shall take place until a Detailed Design, Surface Water Management Strategy and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing.

A detailed drainage strategy including calculations, ground levels and plans must be submitted for approval. The detailed drainage will follow the Outline Design principles set out in the following documents:

43386 Lt004 LLFA Response (JAG) COMPLETE

Final points of discharge and rate to be clearly noted on drawing.

A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"

Detailed design drainage layout drawings of the SuDS proposals including cross section details.

Detailed design clearly demonstrating how exceedance events will be managed.

Pre and Post development surface water flow paths to be identified on plan.

Details of how water quality will be maintained during construction.

Infiltration test results to BRE365 to be submitted.

Evidence of groundwater depth test results to be submitted.

Groundwater level monitoring to be undertaken for the duration of one year from completion of construction.

Evidence that WFD requirements have been addressed to improve water quality.

The scheme shall also include:

Discharge Rates

Discharge Volumes

Sizing of features - attenuation volume

Detailed drainage layout with pipe numbers

SUDS (list the suds features mentioned within the FRA and associated Drainage Strategy documentation to ensure they are carried forward into the detailed drainage strategy)

Network drainage calculations

Phasing

**Reason:**

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

**Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans**

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in perpetuity in accordance with the agreed management and maintenance plan, (including contact details of any management company).

SuDS Features and Drainage Maintenance Plan (Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, to be prepared and submitted as stand-alone document)

**Reason:**

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

**SuDS – Design Documentation Plans**

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

As built plans in both .pdf and .shp file format;

Photographs to document each key stage of the drainage system when installed on site;

Photographs to document the completed installation of the drainage structures on site.

**Reason:**

In accordance with section 21 of the Flood and Water Management Act 2010.

**Detailed comments:**

Above information to be provided as per the listed conditions.

**Officer's Name: Adam Littler**

**Officer's Title: Drainage Engineer**

**Date:** 25 June 2020

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