

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

District: Cherwell

Application No: 20/00475/F

Proposal: Variation of conditions 1 (approved plans) & 3 (use of buildings) of 19/02275/F - to allow the B1(a) (Business) use at the New Technical Site

Location: Bicester Heritage, Buckingham Road, Bicester

Response date: *7th April 2020*

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) 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 - TBC**
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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Transport Schedule

Recommendation:

No objection.

Comments:

The application is for the variation of conditions 1 & 3 of permission 19/02275/F to enable B1a office use of building 141 on the New Technical Site.

While office use is generally much more intensive than the permitted use classes, and consequently has a much higher typical trip generation, it is not considered that enabling the use of building 141 alone for B1a purposes would have a significant or severe detrimental highway or traffic impact.

However, should further changes to the permitted use classes be proposed, the county council would request that further traffic impact assessments are undertaken and any subsequent applications be accompanied by a Transport Statement or Transport Assessment as appropriate.

It is noted that the change in use is likely to necessitate an increase in on-site parking. Without additional vehicle parking, the application could lead to ad hoc parking within the site, for instance along internal access roads, but this is unlikely to lead to any impacts upon the highway beyond the site in the short term. I note that proposals for additional on-site parking will be subject to a separate planning application. The county council will comment on that application accordingly.

Additional cycle parking should be provided in accordance with the county council's standards for B1a office use (one space per 150m²) taking account of the more intensive use.

The county council does not object to the application subject to the cycle parking condition suggested below and any outstanding planning conditions and / or obligations related to the original permission for the New Technical Site (planning ref 18/01333/F) being applied.

Conditions:

Cycle Parking Provision

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority and in line with adopted cycle parking standards. Thereafter, the covered cycle parking

facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Officer's Name: Tim Peart

Officer's Title: Interim Principal Transport Planner

Date: 07 April 2020
