

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

District: Cherwell

Application no: 21/01224/OUT-2

Proposal: Outline planning application for Automotive Experience Quarter comprising Commercial, Business and Services uses (Class E), Light Industrial (Class B2), Local Community and Learning Uses (Class F) and vehicle circuits (Sui Generis) with all matters reserved aside from that of access).

Location: Land at former RAF Bicester Bicester

Date: 28 July 2021

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 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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Strategic Comments

Previous detailed comments have also been made in response to 21/01224/OUT which set out Transport, Local Lead Flood Authority and Archaeology objections.

Detailed Local Lead Flood Authority objections are set out below.

Officer's Name: Jonathan Wellstead

Officer's Title: Principal Planner

Date: 27 July 2021

Application no: 21/01224/OUT-2

Location: Land at former RAF Bicester Bicester

Local Lead Flood Authority

Recommendation:

Objection

Key issues:

Previous comments made by LLFA have not been addressed in this submission. Nothing related to drainage has been submitted.

Previous comments (14/05/2021):

LLFA appreciates the extensive information provided. However, an objection has been decided based on the following:

Infiltration rates have been provided in the report; however, evidence has not been provided to support the data. Evidence could be infiltration testing report, along with location plan of trial pits and any other relevant information related to the trial location.

Report states “buildings and road will drain via below ground drainage system, which discharge to the shallow infiltration basin”, but no calculations for existing and proposed run off rates have not been proposed.

No calculations have been provided for infiltration basin or the storage facility.

No maintenance schedule or exceedance plan provided.

Ditches and swales have been mentioned in drawing “Surface Water Drainage Strategy”, but they are not clearly visible on the plan.

Please refer to “[Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)”. More information on what needs to be submitted for outline applications can be found on there.

Officer’s Name: Sujeenthan Jeevarangan

Officer’s Title: LLFA Planning Engineer

Date: 13 July 2021

