

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

District: Cherwell

Application no: 21/03177/F

Proposal: Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works

Location: Axis J9 Phase 3 Howes Lane Bicester

Response date: 19th May 2022

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 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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Strategic Comments

The County Council has previously provided comments in response to 21/03177/F and this response should be read in conjunction with those previous comments. Also, Local Member Views were raised by Cllrs Sibley, Cllr Waine and Cllr Ford.

The County Council is raising Lead Local Flood Authority objections.

Also attached are Transport comments as set out below.

Officer's Name: Jonathan Wellstead

Officer's Title: Principal Planner

Date: 18th May 2022

Application no: 21/03177/F

Location: Axis J9 Phase 3 Howes Lane Bicester

Transport Schedule

Recommendation:

No objection subject to:

S106 provisions and planning conditions as set out in our earlier responses, plus an obligation to enter into a S278 highways agreement regarding the provision of the proposed signalised crossing on Howes Lane.

Key points

- A technical note has been submitted in response to our outstanding objections, which all related to proposed cycling infrastructure. The resultant changes allow us to remove our objection.

Comments:

The following changes have been made to address our concerns, and are shown in the drawings attached to the technical note, which includes an amended site plan

200019-TP-002 Rev R:

- The segregated cycleway on the northern side of the link between the future A4095 realignment and Axis J9 Phase 1 has been widened on that part of the link for which no constraint exists.
- The western footway/cycleway along the future A4095 realignment has been set back behind a 1m verge.
- The link between the future A4095 realignment and Howes Lane is confirmed to be a footway/cycleway. It is shown as a 3m wide shared use route, which is considered acceptable given it is only relied upon temporarily to access the site - in future most cyclists would access via the realigned A4095, connecting to it at its junction with Middleton Stoney Road or Shakespeare Drive. The path will need to be lit.
- The crossing works on Howes Lane will be subject to technical audit as part of the S278 process. If any barriers are deemed necessary as part of that scheme, they will be included within it. The remainder of the path will remain private until such time as the A4095 realignment is adopted.
- As with the existing consent on the site, there will need to be a requirement to agree technical details of the access road with OCC prior to construction, since it forms

part of the future A4095 alignment. While the above mentioned cycle link does not fall within the safeguarded road land, since it will be offered for adoption in the future, its details must also be agreed with OCC prior to construction.

- Cycle parking for the units has been moved from the goods in/out area to the car parking area.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 13th May 2022

Application no: 21/03177/F

Location: Axis J9 Phase 3 Howes Lane Bicester

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Surface water catchment plan not clear.
- Basin cover levels and storage volumes not provided on plan.
- No drainage strategy provided for the proposals within the application boundary.
- Final outfall location not shown on phase 1&2 drawings.
- Further details required in regard to the existing culvert.
- Microdrainage calculations required for all SuDS features.
- Microdrainage calculations does not show the impermeable areas going in the drainage infrastructures.
- Ground investigation report not provided.
- Permeable paving not identified in the maintenance regime.
- Phasing plan not provided.

Detailed comments:

An updated "Phase 3 SW drainage layout", REV F, has been provided and reviewed. There are still outstanding comments that needs to be addressed and additional drawings and reports to be provided.

Surface water catchment plan does not show the extent of the areas clearly. Please make use of different colours and hatch the areas solid, clearly stating the area and also the area with urban creep.

Basin cover levels are not provided on the plan drawings, please provide cover levels of storage structures and the volumes.

There are proposals within the application boundary that has not been included in the drainage strategy. From the architects layout there are many hard standing areas that has no drainage strategy, for instance the road that is going around phase 1 and 2.

Plan drawing shows headwall discharging to an green hatched area. This has not been denoted on the key. The outfall location should be clearly shown on the drawing and where it leads to exactly. Create an inset on the phase 3 drainage drawing showing the

outfall location clearly or create an additional drawing showing the outfall location clearly with the overall drainage strategy.

Ownership of culvert and permission to connect to be provided. Capacity of the culvert to be confirmed and the surface water that its currently taking. .Also its mentioned the culvert will be upgraded, provide clarification of what the upgrade will include and when this will be done. Ideally it should be upgraded before phase 3 is developed to reduce the risk of flooding in neighbouring sites.

Microdrainage calculations required for the permeable paving to include all storm events up to and including the 1:100 year storm event plus 40% climate change.

Microdrainage calculations to show the impermeable areas draining to the relevant drainage infrastructure.

Ground investigation report to be provided to confirm infiltration is not feasible on site. Infiltration testing to be conducted according to BRE 365.

Update the maintenance regime to include permeable paving.

Phasing plan to be provided to demonstrate the extent of each phase clearly. Each phase should have its own drainage strategy in place and be able to stand alone.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 17th May 2022