

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

District: Cherwell

Application no: 21/03558/OUT

Proposal: OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.

Location: Land On The North East Side Of Gavray Drive Bicester

Response date: 27th April 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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Strategic Comments

The County Council is raising a Local Lead Flood Authority objection to this proposal.

These comments should be read in conjunction with our previous comments which still apply, unless stated otherwise. Comments have been previously provided relating to Transport, Education, Property, Archaeology, Waste Management, Ecology & Biodiversity, Climate Change and Energy. Also included were Local Member Views from Cllr Miller.

Officer's Name: Jonathan Wellstead

Officer's Title: Principal Planner

Date: 27 April 2022

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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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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Clarification on 10% urban creep.
- Basin 4 invert levels are not consistent between calculations and plan.
- Provide surface water flood exceedance flows for the western site.
- Western site outfall extent not shown.

Detailed comments:

Clarification required whether 10% urban creep has been allowed for in the impermeable areas.

Basin 4 invert level is not consistent between the drainage plan and calculations.

Provide surface water flood exceedance flows for the western site.

The outfall ditch on the drainage plan does not show where its leading to. Provide the whole extent of the ditch and where it will discharge to on the drainage plan.

Officer's Name: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date: 06 April 2022