

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

District: Cherwell

Application no: 21/04202/F

Proposal: Redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping.

Location: Former Buzz Bingo, Bolton Road, Banbury,

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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Transport Schedule

This application is for a development proposal comprising 80 Retirement Living apartments at the former Buzz Bingo, Bolton Road, Banbury. Typically, people of 60 years and over are permitted to purchase the Apartments and confirms the 80 years as the average age of residents.

Comments

Having looked over the submitted documents OCC's comments are as follow: -

The Applicant has only submitted additional indicative plans covering the site, car and service vehicle tracking in response to our earlier transport response of 18/01/2022. This is clearly inadequate to address the transport comments and issues raised in our earlier response.

Regarding the vehicle swept paths drawings, the manoeuvres would be tight and just manageable within the parking area. We acknowledge receipt of the updated site plan ref no. PA01 C. which includes a hard standing in front of the Refuse store to accommodate car parking manoeuvres. That said, the revised drawing superimposed with the swept manoeuvres of Refuse vehicles to and from the designated collection point would be needed.

None of the submitted plans in support of this application shows EVCPs for any of the parking bays, neither designated parking space for Taxis, Ambulances, Refuse and Service vehicles etc. this should be addressed.

In our view, because of the nature of the residential development, the single disabled parking bay is inadequate, additional disabled parking spaces would be required.

It is also noted that on details of cycle storage facilities have been submitted for consideration as requested- for example storage dimensions, spaces allocated to Residents, Staff and Visitors, and how the facility would be managed for all users etc.

With regards to the request for details of generated development's multimodal trips data for the residents, staff, and visitors and anticipated, trip movements and staff shift patterns etc, the requested information has not been provided. Instead, a pie chart showing modal split percentages, has been submitted. Clarification of this matter is therefore required.

Also details of Offsite works, including suggested dropped kerbs requested in OCC'S response of 18/01/2022 has not been addressed. Additional information requested on the Travel Plan is also unavailable with the revised submitted documents.

The TDC Officer is therefore unable to advance the approval process for above application from the transport perspective because the Applicant has not dealt fully and satisfactorily with most of the comments in OCC's initial response.

We therefore await the receipt of the Applicant's comments on the issues requiring attention in our first response before further comments.

Informative

Please note If works are required to be carried out within the Public highway, it would be undertaken within the context either Section 278 /38 Agreements between the applicant and the Highway Authority. The Highway works shall not commence before a formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and the Council.

Officer's Name: Francis Hagan

Officer's Title: Senior Transport Planner

Date: 04/04/2022

Application no: 21/04202/F

Location: Former Buzz Bingo, Bolton Road, Banbury,

Lead Local Flood Authority

Recommendation:

Objection

No updated drawings/report provided to address the previous comments below.

Key issues:

- Drainage strategy drawing not detailed.
- Microdrainage calculations not detailed.
- Existing drainage not shown on the drainage strategy drawing.
- Remedial works for existing drainage pipes not identified on plan drawings.
- Surface water catchment plan not provided.
- Detailed SuDS maintenance schedule not provided.
- Surface water exceedance plan not provided.
- Public sewer technical approval not provided.
- Ground investigation report does not show the infiltration testing results.

Detailed comments:

As part of a full application drawings and calculations are expected to be detailed. Drainage strategy drawing should show invert and cover levels for all proposed drainage infrastructure and SuDS feature. All surface water pipes needs to be numbered and sized which should correlate with the Microdrainage calculations. Calculations required for the whole surface water network.

Existing drainage to be shown on drainage strategy drawings. Existing pipes that are being retained should be clearly identified. Also all the maintenance requirements for the existing retained pipes needs to be identified on plan drawings.

Surface water catchment plan required to demonstrate how the site will drain and to which drainage features. The proposed areas needs to be clearly shown and the existing areas.

A detailed maintenance schedule required for all proposed drainage infrastructure and SuDS features. All the maintenance requirements needs to be clearly identified.

Surface water exceedance plan to be provided to demonstrate how the site will drain in an event where the surface water network fails. All surface water should be kept away from structures and within the site boundary.

Technical approval from the public sewer undertaker required in order to make drainage connections.

Ground investigation report states infiltration not feasible however the infiltration testing results and location of testing are not provided.

Officer's Name: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date:23/03/2022

Application no: 21/04202/F

Location: Former Buzz Bingo, Bolton Road, Banbury,

Archaeology

Recommendation:

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

We have previously responded to this application and asked for a pre-determinaton evaluation. We are currently in discussion with the applicant as how this should be carried out.

Officer's Name: Victora Green

Officer's Title: Planning Archaeologist

Date: 28/03/2022