

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

Response date: 25th 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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Location: Former Buzz Bingo, Bolton Road, Banbury,

Transport Schedule

Proposal

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

Recommendation:

No objection subject to the following :

Planning Conditions

Car Park Layout Plan

Prior to commencement of the development, a Car Park Layout Plan detailing the layout of the car parking area shall be submitted to, and approved by, the Local Planning Authority. The Car Park Layout Plan must be set out so that all car parking spaces meet the minimum dimensions of 5m(L) x2.5m(W) required (Oxfordshire Street Design Guide) and can be safely and easily accessed. The Car Park Layout Plan should demonstrate the capability of accommodating the associated car parking manoeuvres within the car park.

Reason: in the interest of highway safety.

Cycle Parking

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 have first been submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so provided shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development

Reason: To encourage the use of sustainable modes of transport by residents, visitors and staff.

Access improvements

Prior to the commencement of the development hereby approved, full details of the highway design improvements to the existing vehicular access shall be

submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to first occupation the improvements to the existing vehicular access shall be delivered in accordance with the approved details.

Reason: in the interest of Highway Safety

Footway improvements

Prior to implementation details of footway improvement works to be delivered on North Bar Street and Bolton Road shall be submitted to and approved by the Local Planning Authority. These works shall include dropped kerbs to provide access onto existing footway in South Bar Street and dropped kerb crossings at the site access junction on Bolton Road. The development shall not be occupied until the approved works have been completed.

Reason: Interest of Highway and pedestrian Safety

Green Travel Plan

Green Travel Plan prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" (and its subsequent amendments) shall be submitted to and approved in writing by the Local Planning Authority prior to the first use or occupation of the development hereby permitted. The approved Green Travel Plan shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework

Construction Traffic

All construction traffic serving the development shall enter and leave the site through the existing vehicle access from Bolton Road.

Reason - In the interests of highway safety and to safeguard the amenities of the occupants of the adjacent dwellings during the construction period and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- **Delivery and Servicing Plan**

Prior to first occupation of the development, a Delivery and Servicing Plan should be submitted to and approved in writing by the Local Planning Authority. Thereafter, during the operation of the development, all delivery and servicing shall be conducted in accordance with the approved Plan.

Reason: In the interests of highway safety.

S106 Contributions as summarised in the table below and justified in this Schedule:

Contribution	Amount £	Price base	Index	Towards (details)

Highway works			Baxter	
Public transport services			RPI-x	
Public transport infrastructure (<i>if not dealt with under S278/S38 agreement</i>)			Baxter	
Traffic Reg Order (<i>if not dealt with under S 2 7 8 / S 3 8 agreement</i>)			RPI-x	
Travel Plan Monitoring	£1,558	2021	RPI-x	
Public Rights of Way			Baxter	
Total				

Comments:

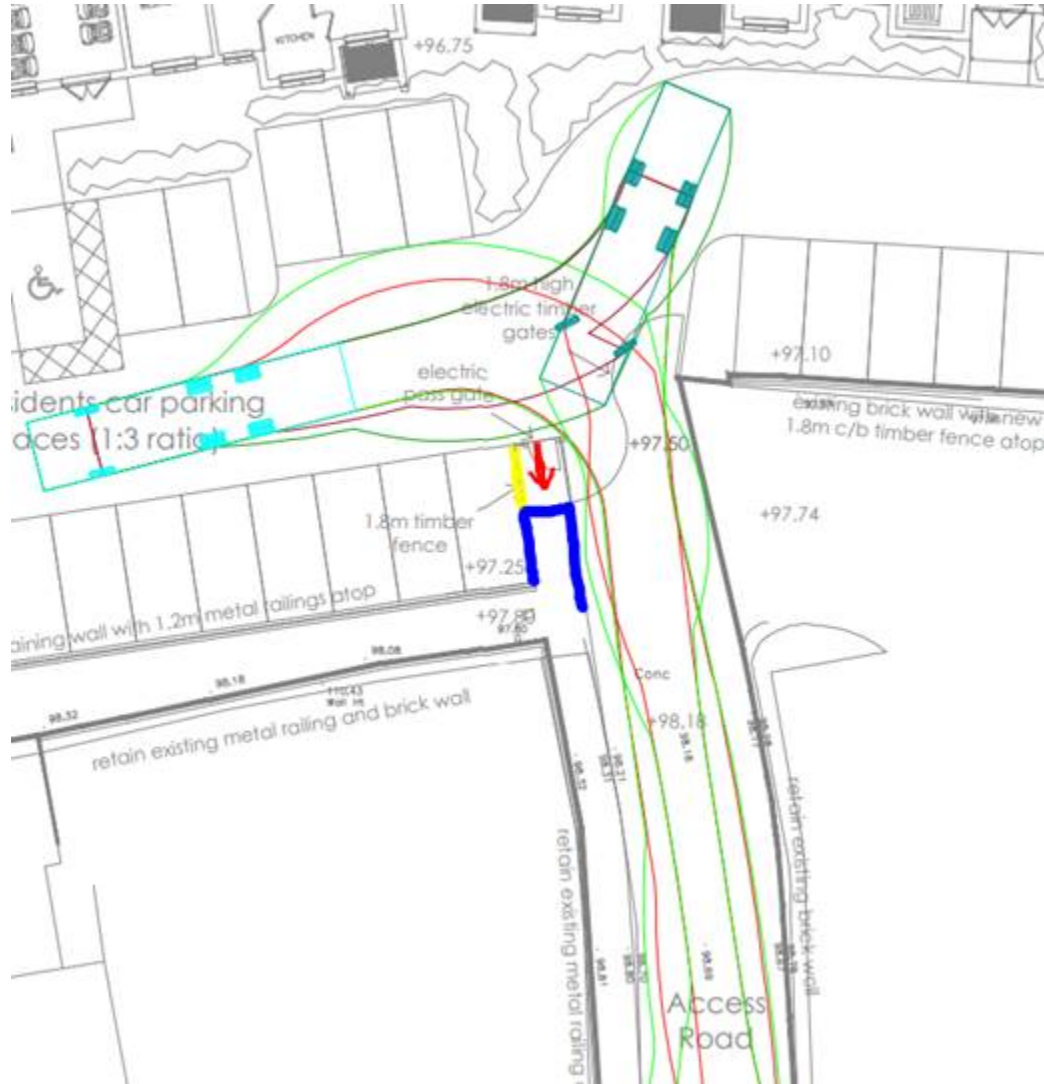
These OCC's Comments should be read in conjunction with earlier response provided by the Transport Officer for this application.

Having looked over the Applicant's response to OCC's earlier comments sent by e-mail on the 28th April 2022 the Transport Officer comment as follows:

- **Designated standing Area for Ambulance and Taxi**
Reasons for not having designated parking spaces for the above vehicles is on balance acceptable.
- **Concerns regarding to swept path manoeuvres**

OCC's primary concern relates to the on-site manoeuvring of refuse vehicles in relation to the submitted revised parking layout plan (drawing no.536.0037.003 Rev D)

The extract of the drawing below shows that manoeuvring can be done in theory albeit that the vehicle is effectively touching some of the boundaries and would likely be very difficult in reality. This constraint could be overcome by moving the end of the footway (and access gate) back slightly (sketched below). This would have the added benefit of allowing the adjacent 1.8m fence to be lowered or removed to provide visibility of pedestrians entering the car park area. This would be one example, there other minor amendment options that could be made to accommodate it



- **Provision of EVCPs**
 The applicant has agreed to provide EVCPs by planning condition which is welcomed by the LHA.
- **Management of proposed Cycle Facilities**
 The response that the Lodge Manager will be responsible for the cycle storage management function for residents and visitors is acceptable
- **Travel Plan**
 In response to our request for additional information in the Travel Plan Statement, the applicant has agreed to provide it within the context of a full Travel Plan by a planning condition which is acceptable.

- **Off- site works improvements**

The submitted dropped kerb crossing and desire drawing has been reviewed, the additional requested improvements by the LHA are for dropped kerbs and tactile pavement on route to North Bar Street from the site and south of the proposed development for pedestrians along the vehicle entrance. The locations for the drop kerb improvements are shown below.



Access works and provision of dropped pedestrian crossings will be required to enable access to the southern entrance.



Provided the above comments and planning conditions, are satisfactorily addressed by the applicant we have no objection to the above application

Informative

Please note If works are required to be carried out within the Public highway, it would be undertaken within the context of Section 278 Agreement. Also the highway works shall not commence before a formall approval will granted by the LHA.

Officer's Name: Francis Hagan

Officer's Title: Senior Transport Planner

Date: 24 May 2022

Application no: 21/04202/F

Location: Former Buzz Bingo, Bolton Road, Banbury,

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Drainage strategy drawing not detailed.
- Surface water catchment plan.
- Surface water exceedance plan.

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 features. Attenuation tank and permeable paving details not provided. The tank and permeable paving details should reflect the calculations.

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. The impermeable area on the catchment plan is different to the area used in the calculations. Please clarify. The catchment plan should also show the area going into the proposed surface water network.

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, currently some of the flow arrows shows surface water leading outside the side boundary. How is the surface water being picked up in these areas.

Officer's Name: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date: 20 April 2022