

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

District: Cherwell

Application no: 21/04275/OUT

Proposal: OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition

Location: Adj Lords Lane And SE Of Hawkwell Farm, Lords Lane, Bicester

Response date: 27th 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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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Windes calculations and modelling results to be provided for all catchments.
- Drainage strategy drawings to specify basins to be infiltration basin or attenuation basins. Include the discharge rate used for the proposed infiltration basins.
- Put arrows on drawings to indicate location of discharging surface water to the watercourse.
- Provide ownership details of the watercourse and permission to discharge the proposed surface water flows.
- Use of infiltration basins not maximised across the site.
- Provide a phasing plan.

Detailed comments:

Thanks for providing the documents. These have all been reviewed, there some outstanding information that needs to be submitted.

Identify infiltration basins and attenuation basins clearly on the drainage drawing. Include arrows to indicate the outfall location to the watercourse with the discharge rate. For the infiltration basins provide the discharge rate used in m/s.

Windes calculations and modelling of the proposed SuDS features to confirm capacity for the 1:100 year storm event plus 40% CC. Calculations only provided for catchments A to F. Provide calculations for all catchments.

Provide ownership details of the watercourse and the permission to connect the surface water drainage at the proposed rates without increasing the risk of flooding. Confirm the capacity of the existing watercourse.

The ground investigation report shows the majority of the site to be suitable for infiltration, however the use of infiltration basins is not maximised. There are some

attenuation basins that could be infiltration basins according to the infiltration testing report provided.

Provide a phasing plan, demonstrating how the development will be split up in phases for detailed design. The phasing plan will need to adequately consider flood risk at all stages of flood risk.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 24 May 2022