

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

**District:** Cherwell

**Application no:** 22/01144/F

**Proposal:** Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds; sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse

**Location:** South West Of Grange Farm Street Through Little Chesterton Chesterton

**Response Date:** 13th June 2022

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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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## **Assessment Criteria**

### **Proposal overview and mix /population generation**

OCC's response is based on a development as set out in the table below. The development is taken from the application form.

<b>Commercial – use class</b>	<b>m<sup>2</sup></b>
B2	57172.1

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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](mailto:planningconsultations@oxfordshire.gov.uk)) as to why material consideration outweigh 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 is raising a Lead Local Flood Authority objection and also attached are Archaeology comments. Previous Transport have been submitted with regard to this proposal.

**Officer's Name: Jonathan Wellstead**

**Officer's Title:** Principal Planner

**Date:** 13/06/2022

**Application no: 22/01144/F**

**Location:** South West Of Grange Farm Street Through Little Chesterton Chesterton

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### **Lead Local Flood Authority**

#### **Recommendation:**

Objection

#### **Key issues:**

- Provide phasing plan.
- Provide culvert details
- Provide permeable paving details on the drainage strategy plan.
- Provide ground investigation report and infiltration testing.
- Provide surface water catchment plan.
- Provide maintenance schedule of the proposed SuDS.
- Provide EA approval in regard to the watercourse diversion.
- Provide Qbar greenfield run off rate calculations.

#### **Detailed comments:**

Provide phasing plan clearly showing the extent of phase 1 and 2. Ensure each phase has its own drainage strategy in place without relying on each other in order to mitigate flood risk.

Provide the culvert size and culvert condition.

Provide permeable paving storage areas and sub base thickness. Ensure each section of permeable paving is referenced and reflect the calculations.

The FRA states infiltration is not feasible, provide ground investigation report and infiltration testing to support this.

Provide surface water catchment plan, showing the extent of the impermeable area and stating the area. Show where each area will be draining to.

Provide EA approval in regard to the watercourse diversion.

Provide Qbar greenfield run off rate calculations.

**Officer's Name: Kabier Salam**

**Officer's Title: LLFA Engineer**

**Date: 16/05/2022**

**Application no: 22/01144/F**

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## **Archaeology**

### **Recommendation:**

The site has been subject to a geophysical survey and archaeological evaluation which recorded Iron Age activity in the north west and centre of the site. These remains will have to be further investigated in a phase of archaeological excavation.

### **Conditions:**

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

- 1 Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).

**Detailed comments:**

The site has been subject to a geophysical survey and an archaeological evaluation which recorded evidence of agricultural and settlement activity in the north west and centre of the site, which consisted of a series of trackways and field systems probably associated with a relatively modest domestic settlement. The pottery recovered indicates a mid to late Iron Age date. Two undated cremation burials were recorded, though these were not excavated during the evaluation stage. Evidence for later activity was also recorded, though this was relating to historic cultivation and former field boundary ditches of Medieval and post-Medieval date.

There will need to be a further phase of archaeological investigation in parts of the site to record the features uncovered in the evaluation.

**Officer's Name:** Victora Green

**Officer's Title:** Planning Archaeologist

**Date:** 13th June 2022