

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

District: Cherwell

Application no: 23/00390/F

Proposal: The erection of an industrial Rubb storage building, extension of the existing industrial building to create a new visitor reception, external alterations to elevations, reconfiguration of the existing open service yard and car park, provision of photovoltaic (PV) panels on roof and associated landscaping and works

Location: E P Barrus Ltd, E P Barrus Ltd, Launton Road, Bicester, OX26 4UR

Response Date: 17th March 2023

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.

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.

Commercial – use class	m²
B2	5928.4

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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

Recommendation:

No objection subject to:

- An obligation to enter into a S278

Key points

The proposed pedestrian crossing point will require a section 278 agreement between the applicant and OCC. A Traffic Regulation Order (TRO) amendment will also be required. The local Councillor will need to be pre-consulted for their comments on the TRO amendment before it is granted.

Comments:

The proposals are for the erection of an industrial Rubb storage building, extension of the existing industrial building to create a new visitor reception, external alterations to elevations, reconfiguration of the existing open service yard and car park, provision of photovoltaic (PV) panels on roof and associated landscaping and work.

Access arrangements

The proposals will not alter the existing access arrangements.

Site layout

Only minor layout changes are proposed. They are unlikely to have a severe impact on vehicle movements within the site.

Car and cycle parking

The proposals include a reduction of 13 car parking spaces. This is unlikely to have a major impact on the parking needs of the site. The provision of 8 new EV spaces somewhat offsets this loss.

Traffic impact

The proposals are unlikely to increase the number of vehicle trips to and from the site.

S278 Highway Works:

An obligation to enter into a S278 Agreement will be required to secure mitigation/improvement works, including:

New pedestrian crossing along western perimeter of the site

An amendment to the existing TRO

Officer's Name: Glenn Speakman

Officer's Title: Area Liaison Officer

Date: 16/03/2022

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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Drainage strategy drawing to be provided.
- Provide surface water catchment plan.

Detailed comments:

Drainage strategy drawings needs to be provided to show the site boundary and the proposed SuDS features. The indicative cover level, invert level and attenuation volumes needs to be stated. Show the drainage outfall location and the restricted discharge rate based on Qbar greenfield run off rate.

Clarify the impermeable catchment area used to size the SuDS feature, provide catchment plan to illustrate this.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 17/03/2023

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Archaeology

Recommendation:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 03/03/2023