

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: 24/07/2023

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.

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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:

Comments:

OCC have been reconsulted on this application following the submission of drainage documents. The proposals have not materially changed from a highways point of view. Please refer to our initial response to this application for more details.

Officer's Name: Glenn Speakman

Officer's Title: Area Liaison Officer

Date: 14/07/2023

Application no: 23/00390/F

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

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Drainage strategy drawing to be provided.
- Provide surface water catchment plan.
- Updated calculations to be provided to include the infiltration rates obtained.
- Provide maintenance regime.

Detailed comments:

Drainage strategy drawings needs to be provided to show the site boundary. The extent of the proposals needs to be highlighted clearly. Its not clear on the drawing what is existing and proposed. The proposals for the service yard should be shown and how this will be picked up by the existing drainage system. Clearly to be demonstrated by existing and proposed drainage features. All the information should be presentable and keyed up for the LLFA to understand.

Provide surface water catchment plan showing the extent of the impermeable areas and stating the area. This is crucial for the LLFA to understand in order to review the calculations.

Updated calculations has not been provided to incorporate the infiltration rates obtained. Calculation to be provided for all storm events up to and including the 1:100 year plus 40% climate change.

Provide maintenance regimes for the SuDS features and drainage infrastructure. Also provide details of the party that will be responsible for the maintenance of the drainage features.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 21/07/2023