

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

District: Cherwell

Application no: 23/01085/F

Proposal: RETROSPECTIVE - Change of Use of land to allow for aviation, vehicle exercising and other uses/events

Location: Bicester Heritage, Buckingham Road, Bicester

Response Date: 28/07/2023

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:

No objection.

Comments:

The Highway Authority understands that this application proposes to formally regulate the activities that have already been taking place at the Bicester Motion site for a number of years and that a significant increase in the frequency or type of events held at the site is not planned. It is also noted that planning permission for the Experience Quarter has recently been granted and that there appears to be a fairly significant degree of overlap between the existing activities and those permitted under that application. On this basis the county council does not object to the application.

I note that the planning application proposes to enable larger events to be held at the site, as have been for a number of years. These typically take place during the weekend, usually on a Sunday, when traffic levels on the local highway network are typically lower than on weekdays. However, these events do still have the potential to cause disruption and congestion it is therefore necessary to ensure that all larger events are subject to Event Day Traffic Management Plans which are to be agreed with the Highway Authority prior to such events taking place. The Highway Authority would welcome a suitably worded condition to ensure that this occurs.

Officer's Name: Tim Peart

Officer's Title: Senior Transport Planner

Date: 27/07/2023

Application no: 23/01085/F

Location: Bicester Heritage, Buckingham Road, Bicester

Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

No LLFA comments in regard to change of Use of land to allow for aviation, vehicle exercising and other uses/events.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 18/05/2023

Application no: 23/01085/F

Location: Bicester Heritage, Buckingham Road, Bicester

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: 12/05/2023