

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

District: Cherwell

Application no: 23/01941/F

Proposal: Variation of Condition 3 (plans) of 19/02708/OUT - To vary the approved parameter plans

Location: Bicester Heritage, Buckingham Road, Bicester

Response Date: 16/08/2023

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.

Application no: 23/01941/F

Location: Bicester Heritage, Buckingham Road, Bicester

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.

Application no: 23/01941/F

Location: Bicester Heritage, Buckingham Road, Bicester

Transport Schedule

Recommendation:

Objection for the following reasons:

- The potential level of parking set out in the revised parameters plan (401 spaces) exceeds that which was approved under ref 19/02708/OUT (348 spaces) as well as the county council's adopted standards. This increase in parking has not been justified nor its impact assessed.
- The level of cycle parking proposed on the revised plan (88 spaces) is significantly less than previously approved under planning ref 19/02708/OUT (108 stands / 216 spaces).
- The increase in car parking provision and reduction in cycle parking does not encourage sustainable travel to the site and is contrary to policy.

If despite OCC's objection permission is proposed to be granted then OCC requires prior to the issuing of planning permission a linking S106 agreement to planning ref 19/02708/OUT mitigate the impact of the development plus the same highways / transport related planning conditions that were previously applied to planning ref 19/02708/OUT.

Comments:

I do not object to the revised parameters plan in principle, however I note that the planning statement sets out that the revised masterplan can accommodate up to 401 car parking spaces. This is an increase on the 348 spaces set out under the approved application 19/02708/OUT and is significantly above the level set out in the county council's recently adopted car parking standards. No justification or analysis has been provided to support the increase in car parking provision on the site. A greater level of car parking would increase car dependency and does not encourage the use of sustainable transport to the site.

The level of cycle parking proposed on the revised plan is also significantly less than approved under ref 19/02708/OUT and significantly less than the level set out in the recently adopted Parking Standards document. This would also lead to greater car dependency. The previous permission set out the provision for 216 spaces.

Noting that permission has been granted for a development with 348 car parking and 216 cycle parking spaces, which was in accordance with parking standards at the time, I would not object to a revised plan which aligned with that level.

Officer's Name: Tim Peart

Officer's Title: Senior Transport Planner

Date: 08/08/2023

Application no: 23/01941/F

Location: Bicester Heritage, Buckingham Road, Bicester

Lead Local Flood Authority

Recommendation:

No Comments

Detailed comments:

The condition 3 is not related to Drainage.

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 03/08/2023

Application no: 23/01941/F

Location: Bicester Heritage, Buckingham Road, Bicester

Archaeology

Recommendation:

Comments

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

These reserved matters would not appear to affect any known archaeological remains.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 03/08/2023