

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

District: Cherwell

Application no: 23/03073/HYBRID

Proposal: In FULL, the construction of an 82-apartment affordable extra care home (C2 use class) with associated openspace / green infrastructure, landscaping, car / cycle parking, service infrastructure (drainage, highways, lighting), engineering operations, creation of new vehicular access and re-instatement of existing access to footpath, and in OUTLINE, the construction of up to 14 residential (C3 use class) dwellings with associated landscaping, service infrastructure (highways, drainage, lighting)

Location: Phase 2 SW Bicester Kingsmere Parcel R East Of, Ludlow Road, Bicester

Response Date: 16/05/2024

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 based on a SHMA mix.

Residential	
1-bed dwellings	2
2-bed dwellings	5
3-bed dwellings	5
4-bed & larger dwellings	2
Extra Care Housing	
Affordable Housing %	%
Commercial – use class	<u>m²</u>
C2	7708

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	33.48
Nursery children (number of 2- and 3-year olds entitled to funded places)	0.91
Primary pupils	4.03
Secondary pupils including Sixth Form pupils	3.14
Special School pupils	0.08
65+ year olds	3.53

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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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Strategic Comments

This response should be read in conjunction with OCC's responses dated 12/01/24, 02/02/24 and 28/02/24.

Officer's Name: David Flavin

Officer's Title: Principal Strategic Planner

Date: 11/03/2024

Application no: 23/03073/HYBRID

Location: Phase 2 SW Bicester Kingsmere Parcel R East Of, Ludlow Road, Bicester

Lead Local Flood Authority

Recommendation:

No Objection Subject to Conditions

SuDS:

The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing:

Reference:

LAND PARCEL R - DRAINAGE LAYOUT Reference 02/801 Rev E

23047-ARC-XX-XX-DR-C-5000-P5 - DRAINAGE GA

Impermeable Area Plan 5500-P4

SECTION 104 ADOPTED DRAINAGE GA 5200-P4

Appendix E: - Surface Water Design Calculations

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal.

SuDS As Built and Maintenance Details

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 16/05/2024

Application no: 23/03073/HYBRID

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Adult & Housing Services

This parcel is within Phase 2 of the South West Bicester strategic allocation for which there is a S106 agreement dated 26th May 2017. The third schedule of the S106 covers the affordable extra care housing.

Adult and Housing Services have reviewed the application and generally welcome the proposal of 82 units of affordable Extra Care Housing. We would like to raise some points however on the Planning Statement (dated 1st November 2023):

1.4 OCC classes extra care housing as C3 class use, not class C2 which is a care home or residential setting. Further to discussion with Cherwell District Council who are also of the view Extra Care Housing falls within C3 classification, we maintain that the scheme should remain a C3 classification.

7.12: We don't agree that a minimum staffing presence for a care providers cover should be specified at this stage. This places an unreasonable burden on the commissioned care provider during phases of fluctuating demand, and the care funding model underpinning the provision. It conflicts with the County's current approach for care providers to make the determination on staffing levels that provide for a safe and effective care operation, subject to a minimum of 1 person on site.

The above comments are based on our published levels of need. Please note we have commissioned a new specialist housing needs analysis that is due to be published next month and may impact on demand forecasts for affordable rental Extra Care Housing in this area. If possible the decision on this application should be informed by the new needs analysis once it is published.

Officer's Name: Daniel Hart

Officer's Title: Strategic Commissioning Officer

Date: 11/03/2024

Application no: 23/03073/HYBRID

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Transport Schedule

Recommendation: Objection (further information required)

Comments:

The Oxfordshire County Council's (OCC) Transport Development Management (TDM) team have reviewed the further supporting information in relation to the above (Royal HaskoningDHV Note dated 9th February 2024). The TDM team raise an objection to the above application and require further information.

Cycle Parking

The proposed cycle parking levels do not comply with policy. The application of the OCC minimum cycle parking standards to the proposed development results in a minimum requirement of 41 cycle parking spaces for the extra care home units.

It is noted that 10 long-stay cycle parking space and 8 short-stay cycle parking spaces are proposed for the extra care home (total of 18 cycle spaces). In addition to this, an internal storage area has been allocated for between 6 to 12 cycle parking space should expansion be required due to demand. This should be suitably conditioned and monitored via the care home Travel Plan.

In relation to the extra care home facility the points forward are noted, in particular the planning precedent set out in previous planning application approvals. Therefore the proposed levels including the proposed expansion based on actual demand are accepted.

It is noted that outline permission is sought for the residential element of the application. The level of provision should comply with the minimum policy requirements and details of located and type should be provide as part of the detailed submission.

The following should be suitably conditioned in terms of cycle parking facilities for the extra care home facility:

- **Details of cycle parking facilities should be provided in accordance with current OCC policy and LTN 1/20 standards.**
- **Due to the type of users / residents the type of facilities should be Sheffield stands and accommodate a degree of non-standard bicycles.**
- **The bicycle parking facilities should be located in a fully accessible location and closer to the main access points of the development with a clear path available.**

- **A clear and direct route between the cycle store and the building entrance points should be provided.**
- **An internal storage space should be secured to accommodate between 6 to 12 cycle parking space should expansion be required due to demand / monitoring via the Travel Plan.**

Site Layout

The amendments to the layout plan in relation to aisle widths in order to better facilitated two-way vehicle movement is noted.

A pedestrian / cycle link to the northwest of the site (near the turning head / substation), connecting to the residential access should be provided / suitably conditioned.

It is noted that the trees are proposed to be located outside of the visibility splay. It should be conditioned that the visibility splay should be free of obstructions 2m high down to a point 600mm above the carriageway.

It should be conditioned that in compliance with OCC's 'Parking Standards for New Development,' active charging points for electric vehicles should be provided at a minimum level of 25% of all parking spaces with passive provision for all remaining spaces. In relation to parking for people with impaired mobility this should be provide at minimum of 6% of total spaces (the scheme proposes 3 accessible space i.e. approximately 10%).

Car Parking Management Plan is to be conditioned. The applicant's agreement is noted.

Delivery and Servicing Management Plan is to be conditioned. The applicant's agreement is noted.

Travel Plan

It should be conditioned that prior to first occupation a Full Travel Plan for the care home and a Residential Travel Information Pack for the housing development should be submitted to the Local Planning Authority. The Travel Plan for the care home and the Residential Travel Information Pack for the housing development shall be independent submissions. The applicant's agreement is noted.

A Legal Agreement is required to secure a Travel Plan monitoring fee £3,110 (RPI index linked) for a period of five years. Refer to previous OCC comments dated 7th December 2023.

The applicant has noted the above.

Transport Strategy North & City Team

In line with previous OCC comments (dated 7th December 2023), as the application is seeking permission for 14 extra dwellings in the R parcel, **OCC requires a contribution of £1000 per dwelling (14), a total of £14000 towards the Middleton Stoney Cycle Network Improvements. This is a core route in the Bicester LCWIP.**

The applicant has noted the above.

Highways Agreements Team

The OCC Highways Agreement team have requested the specific plans detailed in the Road Safety Audit (dwg no. 21413-CWA-BC-XX-DR-A-2011 P15).

The drawing contained within the revised note is revision reference P25 not P15. There is also another plan with revision reference P26. Clarification is sought as to the final plan version. Without seeing the plans used within the audit they are unable to confirm / agree with the outcomes of the audit.

Officer's Name: Devinda Kumarasinghe

Officer's Title: Senior Transport Development Officer

Date: 26/02/2024

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Lead Local Flood Authority

Recommendation:

No Comment required

LLFA has previously conditioned the application

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 23rd February 2023