

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

**District:** Cherwell

**Application no:** 24/02058/F

**Proposal:** Full application for the proposed erection of a two storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works.

**Location:** Land to the North of Anniversary Avenue, Graven Hill , Bicester, OX25 2BF

**Response Date:** 16th October 2024

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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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## 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.

<b>Commercial – use class</b>	m <sup>2</sup>
C2	3400

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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](mailto: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**

A fee to cover the cost of monitoring and administration associated with the S106 agreement will be secured in the S106 agreement. The fees for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 are set out below. The fees are revised annually and approved by Cabinet.

Aggregate of contributions secured in S106	Up to £10K	Up to £25K	£25,001 - £50K	£50,001 - £150K	£150,001 - £500K	£500,001 - £1m	£1,000,001 - £2m	Over £2m
Admin and Monitoring Fee	£150	£370	£730	£2,200	£5,410	£7,310	0.9% of aggregate of contribution amount	£18,500 + 0.09% of any amount over £2m

- **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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## **Lead Local Flood Authority**

### **Recommendation:**

Holding objection

### **Key issues:**

We need clarity on whether the whole site area has been used for calculating discharge rates for the wider site drainage strategy. Normally we would expect that the developable area is the area used for post-development runoff calculations. The defined catchments used for the wider site drainage strategy should be included and reviewed to ensure consistency.

Evidence will also be required of the 1 in 1 year discharge rate in the calculations.

### **Detailed comments:**

The FRA /Drainage Strategy has been amended to include further information on the allowable discharge rate from the development site. Appendix G confirms the agreed rate of 2 l/s/ha for the 1 in 1 year storm event and 11 l/s/ha for the 1 in 100 year storm event, to be applied pro-rata for new catchment areas.

The site area is 1.05 ha. The area to be drained appears to be 0.297 ha, and the proposed discharge rate for the 1 in 100 year storm event is 11.6 l/s. The discharge rate for the 1 in 2 year event is 6 l/s. No calculations have been provided for the 1 in 1 year event so it cannot be confirmed whether 2 l/s/ha is achieved.

The whole site area has been used for calculating discharge rates for the proposed development. Normally we would expect that the developable area is the area used for post-development runoff calculations. The catchment drawing CIV15119-C-SA-92-001 referred to in Appendix G of the FRA/Drainage Strategy may clarify this matter, so it would be useful to review it and confirm whether the proposed rates are being applied consistently.

**Officer's Name:** Thomas Callaway

**Officer's Title:** Technical Lead – SUDs drainage engineer

**Date:** 16/10/2024