

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: 20th December 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 taken from the application form.

Commercial – use class	m ²
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) 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 1st April 2024 to 31st 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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This Response must be read in conjunction with OCC's previous response dated 13/09/2024

Transport Schedule

Recommendation: No objection subject to a s106 Contributions and Planning Conditions as detailed below.

S106 Contributions

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	TBC		RPI-x	
Travel Plan Monitoring	£1,985	April 2024	RPI-x	To enable the travel plan to be monitored for a period of five years.
Total	TBC			

Comments:

The applicant has submitted a revised application which intends to address comments raised by Oxfordshire County Council (OCC) in their response dated 13/09/2024. OCC's objection was on the following main issues;

- A lack of access arrangement details including swept path analyses and
- Insufficient cycle parking provision

This submission now includes a swept path analysis for a standard refuse collection truck to demonstrate the ability of the development to accommodate its operations. While the tracking exercise illustrated by Drawing no: OX25 2BF A-07-A is done in isolation - i.e. without consideration of any cars on the access drive, the fact that the development shall generate light traffic during periods that servicing is likely to take place gives me confidence that the standard delivered is acceptable.

Our objection on this matter has now been withdrawn.

The other outstanding matter is with regards to insufficient cycle parking which is yet to be addressed. A pre-commencement planning condition will suffice in this case.

Planning Conditions:

In the event that permission is given, the following planning conditions should be attached:

Cycle Parking

Prior to commencement of the development hereby approved, covered cycle parking facilities (with a minimum capacity of 16 bicycles) shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Construction Traffic Management Plan (CTMP)

Prior to commencement of the development hereby approved, a CTMP shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved CTMP.

Reason - In the interests of highway safety and the residential amenities of neighbouring occupiers and to comply with Government guidance contained within the National Planning Policy Framework.

Full Travel Plan

Prior to first occupation a Full Travel Plan should be submitted to the Local Planning Authority.

Officer's Name: Rashid Bbosa

Officer's Title: Transport Development Management Lead

Date: 18/12/2024

Application no: 24/02058/F

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

Lead Local Flood Authority

Recommendation:

Comments/Holding objection

Key issues:

Missing surface water drainage information?

Detailed comments:

The LLFA previously requested details of how the allowable discharge rate has been calculated. It is important that this is based on the developable area rather than the whole site area.

The FRA has been revised to Issue 3. It is not clear whether there is a missing surface water drainage strategy document that would address our concerns. One does not appear to have been uploaded to the planning system.

Some emails have been exchanged earlier this month between the LLFA and representatives of the applicant, however I am not sure whether any updated surface water drainage information is available to review yet.

Officer's Name: Thomas Callaway

Officer's Title: Team Leader – SuDs and Surface Water

Date: 16/12/2024