

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

District: Cherwell

Application no: 15/00837/OUT

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Location: Part Land On The North East Side Of Gavray Drive Bicester

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

This response updates OCC's consultation response of 04 June 2015 in regard to Transport, Education and Property. Archaeology and Ecology responses remain unchanged and are reproduced below for ease of reference.

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 22 March 2017

District: Cherwell

Application no: 15/00837/OUT

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Location: Part Land On The North East Side Of Gavray Drive Bicester

Updated Transport Response

Recommendation:

No objection subject to conditions

Key issues:

This is an updated response to the one provided on this application in June 2015, and reflects changes since then including:

- Adoption of Cherwell Local Plan
- Adoption of Policy Bicester 12
- Withdrawal of bus services along Gavray Drive

Legal agreement required to secure:

Section 106 contributions:

- A contribution towards strategy to increase capacity on the A4421 between the Buckingham Road and Gavray Drive (amount to be confirmed).
- £1000 per additional dwelling towards the procurement of additional bus services running along Charbridge Lane and/or Wretchwick Way
- £18,000 towards bus stop infrastructure for stops on Wretchwick Way (shelter and real time information on northbound stop, flagpole and information case on both northbound and southbound)
- A monitoring fee of £1,240 to enable the travel plan to be monitored for a period of five years.
- £20,000 towards safety improvements at the junction of Peregrine Way and Wretchwick Way.

S278 works to be secured via the S106, to be delivered prior to first occupation:

- Works on Gavray Drive to include vehicle access, pedestrian and cycle access, safe crossing points across Gavray Drive, and raised crossing across Mallards Way
- Signalised crossing of Wretchwick Way (to allow residents to cross safely to and from the southbound bus stop) plus hardstanding for bus stops

Drawings for the above have not been agreed. Indicative drawings will need to be agreed as part of the S106.

Conditions:

Prior to the commencement of the development hereby approved, full details of improvements to the public footpath crossing the site and the pedestrian link to the rail footbridge to the north shall be submitted to and approved in writing by the LPA. Thereafter, and prior to first occupation, the link shall be constructed in accordance with the approved details.

D10 Estate Accesses, Driveways and Turning Areas

Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any of the dwellings, the access, driveways and turning areas shall be constructed in accordance with the approved details.

[Reason DR2](#)

D20 Travel Plan

Prior to first occupation of the development hereby approved, the name and contact details of the Travel Plan Co-ordinator should be submitted to the Local Planning Authority and prior to the occupation of the 90th dwelling a full Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

[Reason DR4](#)

Construction traffic management plan

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

Drainage Strategy – full drainage strategy to be submitted and approved in writing prior to commencement.

Informatives:

Please note the Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. For guidance and information on road adoptions etc. please contact the County's Road Agreements Team on 01865 815700 or email roadagreements@oxfordshire.gov.uk

Detailed comments:

Strategy

The Cherwell Local Plan details the requirements for development of the Gavray Drive allocation under 'Policy Bicester 13 - Gavray Drive'. In terms of transport infrastructure, access and movement from Gavray Drive needs to be demonstrated. In particular, details of the Key Site Specific Design and Place Shaping Principles must be provided to include:

- Retention of Public Rights of Way and a layout that affords good access to the Countryside.
- New footpaths and cycleways should be provided that link with existing networks, the wider urban area and schools and community facilities. Access should be provided over the railway to the town centre.
- A linked network of footways which cross the central open space, and connect Langford Village, Stream Walk and Bicester Distribution Park.
- A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities
- A legible hierarchy of routes to encourage sustainable modes of travel. Good accessibility to public transport services with local bus stops provided. Provision of a transport assessment and Travel Plan
- Additional bus stops on the A4421 Charbridge Lane will be provided, with connecting footpaths from the development. The developers will contribute towards the cost of improving bus services in the wider South East Bicester area.

The development will contribute to a severe cumulative impact on Bicester's peripheral route and so a contribution reflecting the scale of this development will be required through S106 agreement to mitigate this. The Local Transport Plan 4 Bicester Area Strategy includes proposals for improvements to the Eastern peripheral corridor to which Gavray Drive connects. The scheme of particular relevance towards mitigating proposals at Gavray Drive is as follows:

"Implementing increased link capacity on the A4421 between the Buckingham Road and Gavray Drive to complement the transport solution at the railway level crossing at Charbridge Lane and facilitate development in the area. This scheme will improve the operation of this section of the eastern perimeter road, and enhance the integration of the North East Bicester Business Park site with the rest of the town."

As a result S106 contributions are sought towards the implementation of this scheme.

In addition, households proposed are likely to use Langford Village shops and facilities. Vehicular trips between the development and these facilities are therefore expected to use the Wretchwick Way/Peregrine Way Priority Junction, intensifying its use. The distributed flows used to model the junction do not allow for any peak traffic to or from the development turning into Peregrine Way here. In reality there would be a fair proportion of linked trips and in the am peak in particular, trips to the primary school. There is a local concern about safety risk at the ghosted right turn at this junction. These are not included in the assessment within the TA as only a three-year assessment has been provided (a five year assessment was requested in scoping). £20,000 in contributions are therefore requested by S106 agreement for a scheme of safety improvements to this junction.

It was noted that within the TA, with the exception of the Graven Hill/Rodney House roundabout, junctions were forecast to operate within capacity with the development, and that with the introduction of the S278 scheme of improvements at the Graven Hill roundabout (to be delivered as part of the Graven Hill development) this would also operate within capacity

with the development. Junctions were modelled with and without the allocated development site at South East Bicester, on the southeast side of Wretchwick Way. (This site is now adopted Policy Bicester 12).

However, the Transport Assessment is now almost two years old and therefore, were we advising on the scope of a new TA, there would be many revisions that would be requested, including updating the assessment year, and making use of the newly updated Bicester Transport Model to provide future year forecast baseline flows and/or the use of the latest version of TEMPRO. The public transport information will also be out of date due to the withdrawal of some services.

Nevertheless, the updated Bicester Transport Model confirms the future severe impact on Bicester's peripheral route, taking into account Local Plan development, and it is not considered necessary to update the TA provided a proportionate contribution towards strategic improvements can be secured. The TA lacked detailed information about how the development would link into the local pedestrian and cycle network. Local routes have been examined as part of the work on the Bicester 12 Policy Site, and OCC has identified the following improvements which this site should provide, in order to link it to Bicester Town Centre, the adjacent Langford Village, and Bicester 12, which will offer employment and facilities. These are:

- Connection points at the northern and southern end of the site, with crossings over Gavray Drive to the existing cycle facility on the SW side.
- A raised crossing of Mallards Way.

These should be done as S278 works in connection with the site access, secured via the S106 agreement.

Within the site, connections should be provided through to the wider site, and the footpath towards the new footbridge over the railway will need to be surfaced and lit. Details of these connections should be required by condition.

Public transport

The site is within reasonable walking distance of Bicester Village rail station and Bicester Town centre, albeit these walking distances are in excess of national guidelines of 400 metres.

The half-hourly local bus service 22/23 which previously operated along Gavray Drive has now been withdrawn, so there are no services passing the site frontage. It is vitally important that residents are encouraged to walk to catch services that run along the Bicester peripheral route.

Significant new residential developments are planned to the south and south-east of Bicester, including Graven Hill and the planned South East Bicester development (Bicester 12). This development is requested to provide a proportionate contribution towards the delivery of a new and viable network of bus routes to the south and south-east of Bicester which will serve these other developments but will include a good level of service along Charbridge Lane/Wretchwick Way.

The developer will need to provide a pair of bus stops on Wretchwick Way, with appropriate hardstanding, crossing and footway. Given the traffic speed and volumes on Wretchwick Way, and the need to make the bus stops attractive to users, we require this to be a signalised crossing. These bus stops will provide the new residents with access to bus services operating via the eastern peripheral route, such as the S5. When other services also

run through Wretchwick Green via the new spine road, residents will also be able to walk to stops proposed at the northern end of that spine road.

Public rights of way

A footpath runs across the site and over the new footbridge across the rail chord (shown on the plans). The footpath will need to be diverted at the point where it runs over the railway bridge. A surfaced path must be provided by the developer to link to the steps of the footbridge. This must follow the existing alignment as far as possible and must be sensitively planned into the development as a distinct path.

Travel Plan

A travel plan has been submitted with this application. This travel plan has been referred to as a 'full' travel plan. I would like this term of reference to be changed to 'framework' or 'interim' travel plan as the submitted document does not contain the level of information required to be a full travel plan. A full travel plan should be submitted on occupation of the 90th house.

Contact details for the site Travel Plan Co-ordinator should be forwarded to the Travel Plans Team at Oxfordshire County Council. Paragraph 5.5 of the travel plan states that this will happen three months before occupation. This is welcomed.

I would like to question the pedestrian modal shift targets within table 7.1 of the travel plan. It appears that the pedestrian target decreases rather than increases?

The Baseline survey should happen at **50%** of full occupation not **75%** as outlined within the action plan.

The travel plan measures section is particularly vague. I would like to see a stronger commitment to the travel plan objectives within this section with the inclusion of more persuasive measures and incentives.

Paragraphs 6.19, 6.20 and 6.21 refer to a car sharing database for the site. I would question why this is required when residents can take advantage of the Oxfordshire liftshare site www.oxfordshireliftshare.com

Paragraph 6.22 – the wording within this paragraph should be stronger i.e likely – should

A Residential Travel Information Pack should be submitted to the Travel Plans Team at Oxfordshire County Council for approval prior to first occupation.

Drainage

The Flood Risk Assessment has been reviewed and I confirm that the Drainage Strategy can be dealt with by condition.

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 22 March 2017

District: Cherwell

Application no: 15/00837/OUT

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Location: Part Land On The North East Side Of Gavray Drive Bicester

Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The site is located in an area of archaeological interest as identified by a trenched evaluation undertaken on the site as part of an earlier planning application. A number of archaeological features were identified and a staged programme of archaeological investigation will be required ahead of the development.

Legal agreement required to secure:

None

Conditions:

1. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012).

Informatives:

If the applicant makes contact with us at the above address, we shall be pleased to outline the procedures involved, provide a brief upon which a costed specification can be based, and provide a list of archaeological contractors working in the area.

Detailed comments:

An archaeological evaluation has been undertaken on the site which recorded a number of archaeological features including possible Iron Age pits and a number of gullies. The evaluation only investigated part of the current redline area and further archaeological features may survive on the site. A programme of archaeological investigation will therefore be required ahead of any development on the site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested above.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 21 May 2015

District: Cherwell

Application no: 15/00837/OUT

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Location: Part Land On The North East Side Of Gavray Drive Bicester

Updated Education Response

Recommendation:

Approval subject to conditions

Key issues:

Based on the following housing development mix:

- 22 x One Bed Dwellings
- 46 x Two Bed Dwellings
- 78 x Three Bed Dwellings
- 34 x Four Bed Dwellings

This proposed development has been estimated to generate 10.36 Nursery Pupils, 51 primary pupils, 38 secondary pupils and 1.0 pupils requiring education at an SEN school.

Primary education

- £1,015,716 Section 106 required for the necessary expansion of permanent primary school capacity serving the area, at Longfields Primary School.

Secondary education

- £1,013,954 Section 106 required for the necessary expansion of permanent secondary school capacity serving the area, contributing to the cost of new secondary capacity planned for construction in Bicester.

Special Educational Needs (SEN) education

- £35,134 Section 106 required for the necessary expansion of permanent SEN school capacity serving the area, at Bardwell School.

Legal Agreement required to secure:

£1,015,716 Section 106 developer contributions towards the expansion of Longfields Primary School. This is based on actual capital project costs at £19,916 per pupil place and 51 pupils being generated. This is to be index linked from 4th Quarter 2015 using PUBSEC Tender Price Index.

£1,013,954 Section 106 developer contributions towards the cost of building a new secondary school in Bicester. This is based on the current cost estimate for a 600 place school of £26,683 per pupil place, and 38 secondary pupils being generated. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index.

£35,134 Section 106 developer contributions towards Bardwell School, based on projected pupil generation of 1 pupil. This is to be index linked from 4th Quarter 2014 using PUBSEC Tender Price Index. We are advised to allow £35,134 per pupil place to expand capacity in special educational needs schools.

Informatives:

As the planning application is an outline proposal and in recognition that the delivered scheme may differ from that so far assumed and assessed the council provides & requires a matrix mechanism for inclusion within the S106 agreement. The matrix sets out the contributions payable per size of dwelling built.”

Detailed Comments:

Primary:

The large-scale housing growth planned and underway in Bicester requires a strategic approach to increasing school capacity, involving both new schools and expansions of existing schools.

For this proposed development a new school is not required. The additional primary school capacity made necessary as a result of this development is provided through the second phase of a two-phase expansion of Longfields Primary School, which is the designated school for this area, lying approximately 0.5 miles’ walking distance from the proposed development.

In phase 1, this school increased its admission number from 40 to 45 in 2013. In Phase 2 the school expanded further to 2 form entry (60 children per year group) through a capital project completed recently in 2016/2017 and costing £2,390,000. Phase 2 provides four new classrooms, i.e. 120 pupil places, and the cost per place is therefore £19,916. Part of the cost has been forward funded by the county council from corporate resources, in anticipation of retrospective s106 developer contributions being required from development including the one in this application.

Prior to the Phase 2 expansion, Longfields Primary School could accommodate 45 children per year group, or 315 children in total. As of the October 2016 pupil census, the school already had 318 children on roll. The school therefore could not accommodate the children expected to be generated from this proposed development. The Phase 2 expansion has created sufficient places for the proposed development.

October 2016 pupil census data for Longfields Primary School:

Reception	Y1	Y2	Y3	Y4	Y5	Y6
44	54	44	43	44	47	42

Secondary:

The scale of housing growth planned for Bicester is expected to require around 2000 more secondary school places in the town by the mid-2030s. The provision of this has been planned strategically to be implemented in the following phases:

- In 2016 a new 300-place studio school for 14-18 year olds opened. It is expected that this will draw in pupils from a wider area, and may also increase the staying-on rate of pupils in education post-16. This school is not, therefore, primarily about meeting the needs of population growth, but will provide some extra capacity.

- In 2019 a new 600-place secondary school for 11-16 year olds will open on the SW Bicester development.
- The NW Bicester development will include a secondary school site – the size of this school is flexible to respond to the eventual scale of local population growth. For the same reason, the school is planned to be built in phases of 600 or 300 places, to allow it to grow in line with demand.

This development is required to contribute proportionately towards new secondary school capacity within Bicester. The current cost estimate for a 600 place school is £26,683 per pupil place (price base 4th Quarter 2014).

Special:

Bardwell School admits from Bicester, Kidlington and surrounding villages. A recently completed (2016/17) £1.39m capital project provided 9 additional SEN places and re-provided 11 places which were previously in temporary accommodation. £0.672m of the cost was funded from a Demographic Growth Capital Fund grant. Contributions are sought towards the forward funding the county needed to contribute towards this project.

Due to the scale of planned local housing growth, options for further capacity growth are currently being explored. Across Oxfordshire 1.11% of pupils are taught in special schools.

Early Years:

Under Section 7 of the Childcare Act 2006 the Council has a responsibility to ensure that there is sufficient childcare to enable families to access their entitlement to free early education of 570 hours per year. Early education is a statutory entitlement for eligible two-year old children, where such eligibility is targeted at circa 40% of this age group, and for all three year old children.

The Childcare Act 2016 extends the Council’s responsibility to ensure that there is sufficient provision, as the entitlement to free early education will double to 1,140 hours for children, aged 3 and 4, of eligible working parents from September 2017. Delivery of early years’ education and childcare provision in Oxfordshire is through a mixed market of private and voluntary providers, including pre-schools, day nurseries and childminders, and through schools, including academies and Free Schools.

Officer’s Name: Diane Cameron
Officer’s Title: School Organisation Officer
Date: 28/02/17

District: Cherwell

Application no: 15/00837/OUT

Proposal: OUTLINE - Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting

Location: Part Land On The North East Side Of Gavray Drive Bicester

Updated Property Response

Recommendation

No objection subject to conditions

Key issues:

- The County Council considers that the impacts of the development proposal (if permitted) will place additional strain on its existing community infrastructure.
- The following housing development mix has been used:

22 x One Bed
Dwellings

46 x Two Bed
Dwellings

78 x Three Bed
Dwellings

34 x Four Bed
Dwellings

- It is calculated that this development would generate a net increase of:

443 additional residents including:

30 resident/s aged 65+

313 residents aged 20+

29 resident/s ages 13-19

37 resident/s ages 0-4

Legal Agreement required to secure:

OCC is not seeking property contributions to mitigate the impact of this development on infrastructure. This is solely due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended).

If a S106 agreement is required to secure either transport or education contributions then the County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured. An administrative payment would also be required for the purposes of administration and monitoring of the proposed S106 agreement.

If payment of the requested education or transport contributions is deferred post implementation then security for those payments (i.e a bond) will be required.

Conditions:

- The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. We would therefore ask you to add the requirement for provision of hydrants in accordance with the requirements of the Fire & Rescue Service as a condition to the grant of any planning permission.

Informatives:

- Fire & Rescue Service recommends that new dwellings should be constructed with sprinkler systems

Contributions required to mitigate the impact of the development on infrastructure but which due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) OCC cannot require a s106 obligation in respect of:

• Library	£37,655.00
• Central Library	£7,597.45
• Waste Management	£28,352.00
• Museum Resource Centre	£2,215.00
• Integrated Youth Service	£5,742.00
• Adult Day Care	£33,000.00
Total*	£114,561.45

*Price Base 1st Quarter 2012

Oxfordshire County Council is **not** seeking a contribution towards library, central library, waste management, museum resource centre or adult day care infrastructure from this application due to the pooling restrictions contained within Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) which took effect from the 6th April 2015. The property response '*No objection subject to conditions*' relies upon funding for infrastructure as critical mitigation being delivered through CIL where there is no opportunity to gain contributions through Section 106 due to current legislation. OCC hold a statutory obligation to deliver services such as education through schools.

Details of these contribution rates for sustainable capital development are set out below.

Detailed Comments:

Local Library

This development is served by Bicester Library.

This provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library service.

Costs for improvements are based upon the costs of extending a library.

The costs of extending a library is £2,370 per m2 at 1st Quarter 2012 price base; this equates to £65 ($£2,370 \times 27.5 / 1,000$) per resident.

This calculation is based on Oxfordshire County Council adopted standard for publicly available library floor space of 23 m2 per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc.), totalling 27.5 m2 per 1,000 head of population.

The development proposal would also generate the need to increase the core book stock held by 2 volumes per additional resident. The price per volume is £10.00 at 1st Quarter 2012 price base; this equates to £20 per resident.

- The contribution for the provision of library infrastructure and supplementary core book stock in respect of this application would therefore be based on the following formula:

$$\mathbf{£85 \times 443 \text{ (the forecast number of new residents)} = £37,655.00}$$

Central Library

Central Library in Oxford serves the whole county and requires remodelling to support service delivery that includes provision of library resources across the county.

Remodelling of the library at 3rd Quarter 2013 base prices leaves a funding requirement still to be secured is £4,100,000. 60% of this funding is collected from development in the Oxford area. The remainder 40% is spread across the four other Districts. 40% of 4.1M = £1,604,000.

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year

2026. $£1,604,000 \div 93,529 \text{ people} = £17.15 \text{ per person}$

- The contribution for the provision of central library infrastructure in respect of this application would therefore be based on the following formula:

$$\mathbf{£17.15 \times 443 \text{ (the forecast number of new residents)} = £7,597.45}$$

Strategic Waste Management

Under Section 51 of the Environmental Protection Act 1990, County Councils, as waste disposal authorities, have a duty to arrange for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of that waste.

To meet the additional pressures on the various Household Waste and Recycling Centre provision in Oxfordshire enhancements to these centres are either already taking place or are planned, and, to this end, contributions are now required from developers towards their redesign and redevelopment.

A new site serving 20,000 households costs in the region of £3,000,000 at 1st Quarter 2012 price base; this equates to £64 per resident.

- The contribution for the provision of strategic waste management infrastructure in respect of this application would therefore be based on the following formula:

$$\mathbf{£64 \times 443 \text{ (the forecast number of new residents)} = £28,352.00}$$

County Museum Resource Centre

Oxfordshire County Council's museum service provides a central Museum Resource Centre

(MRC). The MRC is the principal store for the Oxfordshire Museum, Cogges Manor Farm Museum, Abingdon Museum, Banbury Museum, the Museum of Oxford and the Vale and Downland Museum. It provides support to these museums and schools throughout the county for educational, research and leisure activities.

The MRC is operating at capacity and needs an extension to meet the demands arising from further development throughout the county. An extended facility will provide additional storage space and allow for increased public access to the facility.

An extension to the MRC to mitigate the impact of new development up to 2026 has been costed at

£460,000 at 1st Quarter 2012 price base; this equates to £5 per person

- The contribution for the extension of the Museum Resource Centre in respect of this application would therefore be based on the following formula:

£5 x 443 (the forecast number of new residents) = £2,215.00

Integrated Youth Support Service

This development is served by 0 Early Intervention Hub which is currently operating at capacity in the delivery of specialist services and this development will therefore place additional pressures on the early intervention hub.

To increase the provision by 235sqm it costs £595,000 at 1st Quarter 2012 price base. This increase will provide 3,000 places (for 13-19 year olds); this equates to £198 per place.

- The contribution for the provision of integrated youth support service infrastructure in respect of this application would therefore be based on the following formula:

£198 x 29 (the forecast number of new residents aged 13-19) = £5,742.00

Social & Health Care - Day Care Facilities

This development is served by Bicester Day Centre and this development will place additional pressures on this adult day care facility. To meet the additional pressures on day care provision the County Council is looking to expand and improve the adult day care facility in Bicester Day Centre

Contributions are based upon a new Day Care centre offering 40 places per day (optimum) and open 5 days per week; leading to an equivalent costing of £11,000 per place at 1st Quarter 2012 price base (this in non-revenue). Based on current and predicted usage figures we estimate that 10% of the over 65 population use day care facilities. Therefore the cost per person aged 65 years or older is £1,100.

- The contribution for the provision of adult day care infrastructure in respect of this application would therefore be based on the following formula:

£1,100 x 30 (the forecast number of new residents aged 65+) = £33,000.00

Officer's Name: Will Madgwick

Officer's Title: Planning Liaison Officer

Date: 03/03/2017

District: Cherwell

Application no: 15/00837/OUT

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Ecology

Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

Legal agreement required to secure:

N/A - For the District Council to comment

Conditions:

N/A - For the District Council to comment

Informatives:

N/A - For the District Council to comment

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 03 June 2015
