

## RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

**District:** Cherwell

**Application no:** 14/01384/OUT

**Proposal:** Development comprising redevelopment to provide up to 2600 residential dwellings (Class C3), commercial floorspace (Class A1 - A5, B1 and B2), social and community facilities (Class D1), land to accommodate one energy centre, land to accommodate one new primary school (Up to 2FE) (Class D1) and land to accommodate the extension of the primary school permitted pursuant to application (reference 10/01780/HYBRID). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

**Location:** North West Bicester Eco Town Site: land north of the railway line and Lords Lane and west of Banbury Road

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### Property

#### 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 in the following contribution calculations
  - 234 no. x One Bed Dwellings
  - 899 no. x Two Bed Dwellings
  - 876 no. x Three Bed Dwellings
  - 341 no. x Four Bed Dwellings
  - 250 no. x ECH units (ECH Village)

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

- **6240 additional residents including:**
- 4605 residents aged 20+
- 792 resident/s aged 65+
- 518 resident/s aged 13-19

#### Legal Agreement required to secure:

• Bicester new Library	£ 274,872
• Waste Management	£ 399,360
• Museum Resource Centre	£ 31,200
• Adult Health & Wellbeing Day Care	£ 155,833
• Central Library	£ 107,014
• <b>Total*</b>	<b>£ 968,279</b>

Contributions are to be index-linked to the relevant price bases (detailed below).

- Administration & Monitoring £25,000

The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.

#### 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

#### Detailed Comments:

#### Education site requirements: Guidance Provided by Jane Farrow, Principal Strategy Officer

The housing developer is to provide off-site parking capacity prior to the completion of the Primary School. Off-site parent parking facilities to be provided for 50 vehicles or such other number as required by the Highways Authority based on a verifiable 'drop-off' assessment provided by the developer, suitable for dropping off and collecting children attending the Primary School which is freely available for such use and which affords safe, convenient and free flowing access to the Primary School Site [and where this is not reasonably practicable in time for the opening of the school to use reasonable endeavours to provide temporary drop off facilities as aforesaid and which are freely available for such use and which afford safe and convenient and free flowing access to the Primary School Site until the permanent area is available}. NB No parent drop will be permitted within the school site itself.

An offsite 2 coach drop-off/pick up layby facilities will be required adjacent to the entrance to the school; this facility can be utilised for parental drop-off and pick-up at the start and end of the school day and be utilised for other purposes outside the school day.

#### **Primary schools**

- No dead end roads should be situated adjacent to schools and the road layout should allow for circular routes to prevent the need to reverse in the road.
- To encourage sustainable travel initiatives schools should be accessible from at least two sides of the school site.
- Ideally there will be 3 vehicular entrances located strategically around the perimeter
- Noise generation around school sites should be minimal. For example proximity to the railway, major roads, energy centres etc. should be avoided. The noise level on the boundary of a school playing field should not exceed 50 dB LAeq, 30 min.
- Sites should generally be rectangular with the minimum site frontage being 110m. This may need to be increased, as might the site area, if the site is irregular in shape.
- The design of school sites is bespoke such that the location of buildings or proximity of buildings to the boundary cannot be unreasonably constrained. However, the school would ideally be at the front of the site to ensure that each area of the site is fully utilised, has a defined function and meets OCC educational, safeguarding and management requirements.
- Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision and restrict long term site flexibility (for example expansion).
- School sites should be as level as possible to limit the need for Abnormal cost

- No existing services are to cross the site and overhead high voltage power lines [ie greater than 1000 V (1000 V = 1 kV)] are not to be within 200 metres of any school site.

## Secondary school

Most of the above items also relate to the secondary school but have been repeated for simplicity.

- No dead end roads should be situated adjacent to schools and the road layout should allow for circular routes to prevent the need to reverse in the road.
- To encourage sustainable travel initiatives schools should be accessible from at least two sides of the school site.
- Ideally there will be up to 6 entrances located strategically around the site perimeter
- The road layout and the school site should allow for entrances that can facilitate an on-site coach drop off area. This will need to be strategically situated to enable the areas to double up for other functions once the school day commences, so it cannot be situated at the front of the school. NB This facility will not be used for parent drop off.
- Noise generation around school sites should be minimal. For example proximity to the railway, major roads, energy centres etc. should be avoided. The noise level on the boundary of a school playing field should not exceed 50 dB LAeq, 30 min.
- Sites should generally be rectangular with the minimum site frontage being 200m. This may need to be increased, as might the site area, if the site is irregular in shape.
- The location of buildings or proximity of buildings to the boundary cannot be unreasonably constrained and will need to take into account many conflicting factors once the design is commenced. However again it should be possible to create a prominent frontage if an early proving layout is produced and dialogue with master plan designers takes place.
- Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision and restrict long term site flexibility (for example expansion).
- School sites should be as level as possible to limit the need for abnormal cost
- No existing services are to cross the site and overhead high voltage power lines [ie greater than 1000 V (1000 V = 1 kV)] are not to be within 200 metres of any school site.

The above comments are by no means exhaustive. Once we received more detailed information we can visit the sites and then assist with proving layouts which may help to underwrite, or otherwise, the locations of the schools.

A full brief for school design and access to *The Providers Manual* will be made available at the appropriate stage.

## ECH and Specialist Housing

Affordable ECH (Extra Care Housing) units in addition to the 250 Extra Care Village units are required to meet placement obligations. The Oxfordshire County Council *Market Position Statement: Extra Care Housing March 2014* states the requirement of 170 units of affordable Extra care Housing across the entire Bicester Ecotown development. This application being a part of the overall 'Ecotown' will be required to deliver an affordable 60 unit ECH development.

A further 25 units of Specialist Housing is also required across the Ecotown. The breakdown across the development per application is to be confirmed with the District.

## Local Library

Oxfordshire County Council has an adopted standard for publicly available library floor space of 23 m<sup>2</sup> per 1,000 head of population, and a further 19.5% space is required for support areas including staff workroom, totalling 27.5 m<sup>2</sup>. The Bicester library provision is significantly under-size in relation to its catchment population and this development will therefore place additional pressures on the library. A new library is planned for Franklins Yard development and contributions are required from all development in the locality to fund this community infrastructure with £487,205 still to be secured from the total £1.2 M capital cost at 3<sup>rd</sup> Quarter 2013 price base index.

Population forecasts show a population increase of 20,257 to 2026 for the Bicester Library Service catchment area.

Current contribution requirement is  $\pounds 487,205 \div 20,257 = \pounds 24.05 \times 6240 \text{ people} = \pounds 150,079$

The development proposal would also generate the need to increase the core book stock held by the local library by 2 volumes per additional resident. The price per volume is  $\pounds 10.00 = \pounds 20$  per person.

The full requirement for the provision of library infrastructure and supplementary core book stock in respect of this application is:  **$\pounds 44.05 \times 6240$  (the forecast number of new residents)** or  $\pounds 105.72$  per dwelling =  **$\pounds 274,872$**

In addition a *library link* model 25 m<sup>2</sup> fitted out as a part dedicated part flexible space as part of the new community centre is required. This will function in conjunction with the Oxfordshire Central Library in Oxford utilising its resources and also work in conjunction with the new Bicester Library once delivered and implemented as part of the District Council development at Franklins Yard.

### 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 3<sup>rd</sup> Quarter 2013 base prices leaves a funding requirement still to be secured =  $\pounds 4.1 \text{ M}$

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 =  $\pounds 1,604,000$ .

Population across Oxfordshire outside of Oxford City District is forecast to grow by 93,529 to year 2026 .  $\pounds 1,604,000 \div 93,529 \text{ people} = \pounds 17.15$  per person

**$\pounds 17.15 \times 6240$  (The forecast number of new residents)** or  $\pounds 41.16$  per dwelling =  **$\pounds 107,014$**

### 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.

The proposed residential development will increase demand for recycling facilities in the area. The nearest household waste recycling centre (HWRC) we provide is Ardley HWRC.

The HWRC strategy, which included a proposal to close Ardley HWRC and open a new site at Kidlington, was agreed by Cabinet on 19 April 2011 following a formal consultation. However, in light of wider changes our countywide plans for the long-term future of HWRCs are currently under review while we consider a number of factors. These include significantly higher levels of planned growth in Bicester as well as the decision not to go ahead with a new recycling centre based at Kidlington. The outcome of reuse trials currently underway at Alkerton and Stanford HWRCs will also play a significant part in defining future plans for the service.

Regardless of the review of HWRC provision, in view of the additional demand that would be generated by the proposed development for reuse, recycling and composting facilities in Bicester we will seek contributions towards meeting the increased demand.

A new site serving 20,000 households costs in the region of  $\pounds 3,000,000$ ; this equates to  $\pounds 64$  per person at 1<sup>st</sup> Quarter 2012 price base

**$\pounds 64 \times 6240$  (the forecast number of new residents)** or  $\pounds 153.60$  per dwelling =  
 **$\pounds 399,360$**

### 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; this equates to £5 per person at 1<sup>st</sup> Quarter 2012 price base.

**£5 x 6240 (the forecast number of new residents) or £12 per dwelling = £31,200**

### **Integrated Youth Support Service**

The Early Intervention Service offers high quality early intervention and specialist services to children, young people and families with additional complex needs, both through county council staff and across partner agencies.

All community partner agencies are actively involved in service delivery to ensure integrated and inclusive solutions to best improve outcomes for children and young people from birth to 19 years (up to 25 years where there are special educational needs).

The Bicester Early Intervention Hub is currently operating at capacity in the delivery of specialist services.

The proposed development and other planned development in and around Bicester will generate further demands on the Early Intervention Service. This proposal is forecast to generate 518 residents aged 13-19.

To adequately address the increased needs, the County Council requires 15sqm of storage for youth kit to be designed into the community hall. This storage space should be able to be accessed internally and externally.

### **Adult Learning**

The Adult Learning Service offers a wide range of educational and recreational courses to cater for all ages and abilities. The Adult Learning Service in Bicester is currently based at Bicester Community College.

The proposed development and other planned development in and around Bicester will generate further demands on the Adult Learning Service. This proposal is forecast to generate 4605 residents aged 20+.

To adequately address the increased needs, the County Council requires 40sqm of space which is suitable for adult learning to be designed into the community hall.

### **Health & Wellbeing Resource including Day Care Facilities**

To meet the additional pressures on Health & Wellbeing provision the County Council is planning to expand day care facilities at Bicester Health & Wellbeing Resource Centre. Current demand is above service provision capacity of 40 places per day at the current site accounting for ward – based catchment areas in terms of population. This proposal will increase pressures on the current service.

Contributions are based upon a 230 m<sup>2</sup> expansion providing an additional 10 places to the existing service at Launton Road. Cost of expansion at 3<sup>rd</sup> Quarter 2013 price base is £787,000.

Secured contributions amount to £242K, with the remainder, £542,000 outstanding.

Population forecasting to 2026 based on build out since 2011 census and allocated housing projections including the SHMA within the catchment wards for this Health and Wellbeing Resource = 21,704 people

£542,000 divided 21,704 = £24.97 x 2.4 average house occupancy in Bicester area = £ 59.92

**£59.92 x 2,600 (the number of new dwellings) = £155,833**

## **Other Services**

### **Changing places Toilet**

If this application is given permission The County Council would support provision of a Changing places Toilet in Bicester Town centre to help meet the needs of this new community's use of the Bicester town's central amenities.

### **Highways Depots**

The development will bring maintenance pressures upon highways depots as a consequence of the increased highway network. The provision of highways depots is under review in order to meet the increased demands which could result in the need for contributions.

### **Administration**

Oxfordshire County Council requires an administrative payment of £25,000 for the purposes of administration and monitoring of the proposed S106 agreement, including elements relating to Education.

### **Indexation**

Financial contributions have to be indexed-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). The price bases of the various contributions are covered in the relevant sections above.

### **Security/Bonds**

Given the scale of the contributions, where the triggering of payment of financial contributions is deferred to post implementation of the development, it will be necessary for the S106 agreement to include provisions for appropriate security by the landowner/developer for such payments.

### **General**

The contributions requested have been calculated where possible using details of the development mix from the application submitted or if no details are available then the County Council has used the best information available. Should the application be amended or the development mixed changed at a later date, the Council reserves the right to seek a higher contribution according to the nature of the amendment.

The contributions which are being sought are necessary to protect the existing levels of infrastructure for local residents. They are relevant to planning the incorporation of this major development within the local community, if it is implemented. They are directly related to this proposed development and to the scale and kind of the proposal.

**Officer's Name:** Oliver Paul Spratley

**Officer's Title:** Asset Strategy Support Officer

**Date:** 24 September 2014

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