

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

**District:** Cherwell

**Application no:** 14/01641/OUT-2

**Proposal:** Amendment to Outline Application - To provide up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1), secondary school up to 8 FE (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

**Location:** Land Adj To Bicester Road And South West Of Avonbury Business Park Howes Lane Bicester

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## **Purpose of document**

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

This report contains officer advice in the form of a strategic localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

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## **Strategic Comments**

This consultation response addresses the additional information submitted in September 2015 and should be read in conjunction with OCC's previous consultation response dated 23rd December 2014. All points raised in OCC's previous response still apply, other than those addressed in Annex 1.

Transport Development Control object on the basis that further information is required to demonstrate safe and suitable access to the school site incorporating all access points and layby.

**OCC continues to have serious concerns about the uncertainty of delivering key infrastructure across the wider masterplan site caused by the piecemeal nature in which applications are coming forward.** The funding and phasing of infrastructure across the site is dependent on if and when individual site applications come forward. For example, funding for the secondary school on this site is dependent on contributions from all other applications across the masterplan site. Further, with the absence of a Community Infrastructure Levy in Cherwell, it is unclear how the County will be able to seek contributions to county wide schemes such as Household Waste Recycling Centres, the Museum Resource Centre and the Central Library, all of which will be put under strain by this development. This puts the County Council at significant financial risk. **Until it is clear how infrastructure will be delivered across the masterplan site, OCC maintains a holding objection.**

**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 14 October 2015

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**District:** Cherwell

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## **Transport**

### **Recommendation:**

Objection

Further information is required to demonstrate safe and suitable access to the school site incorporating all access points and layby.

### **Key issues:**

Comments are provided only on the amendments relevant to Highways contained in the applicant's addendum submission dated 21 August 2015. These are summarised in Barton Willmore's letter to Cherwell District Council of the same date, and relate to:

- An additional access road to the west of the school sites
- Drop off laybys and turning facility in the access road to the south west of the primary school
- Revised land use layout for local centre
- Existing Howes Lane incorporated into green infrastructure
- Slight realignment of the proposed A4095 Strategic Link road
- Slight relocation of this road's junction with the link road leading to existing Howes Lane, resulting in a staggered junction with Howes Lane.

### **Legal agreement required to secure:**

Nothing in this addendum submission changes the county council's position on transport contributions and works in kind.

Depending on the outcome for Howes Lane a permissive path agreement may be required to keep it open to the public.

### **Conditions:**

No additional conditions required over and above those already requested.

## **Detailed comments:**

Taking each of the highways relevant areas in turn, my comments are as follows:

**An additional access road to the west of the school sites:** This is welcomed but further clarification is required regarding phasing. At no point in the development must either school be served by a cul-de-sac in the interests of pedestrian safety in the context of manoeuvring vehicles. However, it would be acceptable for the access road to terminate at the roundabout, which would provide the turning facility.

**Drop off laybys and turning facility in the access road to the south west of the primary school:** Further detail is required to ensure that the requirements for school access are met. There need to be three vehicular accesses into the school with associated pedestrian access, and a layby sufficiently large for two coaches, within the highway boundary. We need to be reassured that this can be achieved safely within the frontage. It is assumed that the roundabout provides the turning facility.

To note for future reserved matters applications: sufficient on street visitor parking will be required within 200m of the school boundary to meet the needs of parents dropping children off by car, in the interests of highway safety.

**Revised land use layout for local centre:** An indicative layout is provided within the Design and Access Statement addendum. Sufficient space appears to have been provided for goods access and tracking has been provided showing that a large articulated lorry can turn within the yard provided it is not occupied with other vehicles. However, I have concerns about pedestrian safety, with lorries manoeuvring in and out of the yard in the parking and pedestrian area in front of the stores. I would prefer to see the access to the yard at the end of the row of shops. Further tracking will be required to show that the lorry can turn into and out of the yard from the Strategic Link Road and through the parking area. This needs to be considered before the footprint of the local centre is fixed in case additional land is required. (It is noted that the commercial land use area has been reduced).

A delivery bay needs to be provided for the community centre, and bin storage areas need to be considered. (Also, will there be a need to provide recycling bins here?) Covered, secure cycle parking will be required for staff (some public cycle parking can be uncovered if this helps with locating it), and space for cycle trailers needs to be considered. These will presumably be matters for a future planning application but I am flagging them up now so that the total required area can be considered. The total number of parking and cycle parking spaces needs to be justified in terms of the spaces required for each use and how the uses can share the spaces.

**Existing Howes Lane incorporated into green infrastructure.** Further consideration is required on the treatment of Howes Lane, which is currently a 6 to 7-metre wide tarmac surfaced road. Securing its maintenance and availability for public use also need to be considered. The county council will submit further comments on this aspect of the development.

**Slight realignment of the proposed A4095 Strategic Link road.** The proposed realignment of the proposed road by 5 metres is not expected to have any discernible impact on road safety or traffic impact.

**Slight relocation of this road's junction with the link road leading to existing Howes Lane, resulting in a staggered junction with Howes Lane.** The stagger would result in a slightly less direct route to the development via Shakespeare drive and therefore have a slight benefit in terms of deterring through traffic in the Shakespeare Drive area. We would

want traffic in Shakespeare Drive to be monitored and traffic calming and/or a one-way section to be introduced if necessary, as previously proposed.

**Strategic Link Road:** Comments have already been provided on a planning application for this road, and it is understood that an amended application will be submitted taking in the changes proposed above. This application will also need to show the secondary school access and any other direct accesses onto this road so that highway safety can be considered.

**Officer's Name:** Joy White

**Officer's Title:** Principal Transport Planner

**Date:** 30 September 2015

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**District:** Cherwell

**Application no:** 14/01641/OUT-2

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## Archaeology

### Recommendation:

No objection subject to conditions

### Key issues:

The site is located in an area of archaeological interest as identified by a desk-based assessment, a geophysical survey and a trenched evaluation. A further programme of archaeological investigation and mitigation will need to be undertaken ahead of any development. This can be secured through a condition on any resultant planning permission.

### Legal agreement required to secure:

None

### Conditions:

- a** Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East Plan 2009 and Government guidance contained within the National Planning Policy Framework.

- b** Prior to any demolition on the site and the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition [a], a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation.

Reason - In order to determine the extent, character and significance of the surviving remains of archaeological interest and to safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Policy BE6 of the South East

Plan 2009 and Government guidance contained within the National Planning Policy Framework.

**Informatives:**

None

**Detailed comments:**

The site is located in an area of archaeological interest as identified by a desk-based assessment, a geophysical survey and a trenched evaluation. The geophysical survey and evaluation identified a number of areas of surviving archaeological features including a Neolithic Pit, an area of Bronze Age activity including two possible 'burnt mound' deposits, a number of areas of Iron Age activity and a number of areas of Roman activity. This development will therefore disturb these surviving features and a further programme of archaeological investigation and mitigation will need to be undertaken ahead of any development.

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.

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.

**Officer's Name: Richard Oram**

**Officer's Title: Planning Archaeologist**

**Date: 23 September 2015**

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**District:** Cherwell

**Application no:** 14/01641/OUT-2

**Proposal:** Amendment to Outline Application - To provide up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1), secondary school up to 8 FE (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

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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.
- Legal agreement required to deliver the freehold transfer of the school sites proposed once agreed to the county council
- The following housing development mix has been used in the following contribution calculations
  - 115 no. x One Bed Dwellings
  - 229 no. x Two Bed Dwellings
  - 391 no. x Three Bed Dwellings
  - 164 no. x Four Bed Dwellings

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

- 2160 additional residents *including:***
- 1594 residents aged 20 +
- 274 residents aged 65+
- 179 residents aged 13-19

### Legal Agreement required to secure:

- |   |          |
|---|----------|
| <input type="checkbox"/> Bicester new Library   | £ 95,148 |
| <input type="checkbox"/> Waste Management       | £135,000 |
| <input type="checkbox"/> Museum Resource Centre | £ 10,800 |

<input type="checkbox"/>	Adult Health & Wellbeing Day Care	£ 53,868
<input type="checkbox"/>	Central Library	£ 37,044
<input type="checkbox"/>	<b>Total*</b>	<b>£331,860</b>

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

- Administration & Monitoring £15,000

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

**Education sites**

The developer must continue to engage with Oxfordshire County Council Property Partnership to ensure that access to the school sites meets suitable specification. The current embryonic state of the masterplan in terms of site connectivity must be fully defined in consultation with Oxfordshire County Council Property Partnership in relation to the school sites to develop an appropriate designation.

To ensure that congestion isn't cause by parents dropping off children at school the developer shall show though a Transport Assessment (TA) the expected number of pupils to be driven to the schools and identify parking spaces either on the adopted highway or other fully maintain areas to the satisfaction of the highway authority once the land for the school has been agreed and prior to the implementation of the development. NB No parent drop will be permitted on any school site itself however, situated on the adopted highway, a 2 coach drop-off/pick up layby facilities will be required adjacent to the entrance to the school for primary schools and up to 4 for secondary schools; 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.

NB. A further on site coach drop off facility will form part of the secondary school design.

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

### **Specialist Housing**

25 units of Specialist Housing are required across the Bicester Ecotown development. 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 £487,205 ÷ by 20,257 = £24.05 x 2160 people = £51,948

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 £10.00 = £20 per person.

The full requirement for the provision of library infrastructure and supplementary core book stock in respect of this application is: **£ 44.05 x 2160 (the forecast number of new residents)** or £105.72 per dwelling = **£95,148**

In addition a *library link* model (25 m<sup>2</sup>) fitted out, integrated as a dedicated 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 = £4.1 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 = £1,604,000.

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

2026. £1,604,000 ÷ 93,529 people = £17.15 per person

**£ 17.15 x 2,160 (The forecast number of new residents) or £41.16 per dwelling = £37,044**

### **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. Planning consent for this site expires in 2019 and the owners have indicated they do not wish to continue operating the site.

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 and the current levels of use of the HWRCs which are all over capacity.

The demand for Oxfordshire's Household Waste and Recycling Centres (HWRC) exceeds capacity and the County Council is currently consulting on how unmet demand and future demand can be mitigated. As this site will add additional pressure at HWRCs a contribution towards the cost of increasing capacity is required and an appropriate contribution will be notified to the District when the consultation has concluded and costings are known. However as a guide under the previously used methodology a contribution of £135,000 (1Q12) would have been required.

### **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 2160 (the forecast number of new residents) or £12 per dwelling = £10,800**

### **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 179 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 1594 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 230m<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 £245K, 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 899 (the number of new dwellings) = £53,868**

### **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 £15,000 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: Corporate Landlord Officer**

**Date: 29 September 2015**

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**District:** Cherwell

**Application no:** 14/01641/OUT-2

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## **Minerals & Waste**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

The proposed development includes an energy centre. The application does not specify the fuel to be used but states that the proposal is not a waste management development.

### **Legal agreement required to secure:**

None

### **Conditions:**

It would be advisable to include a condition to prevent waste being brought to the proposed energy centre – to ensure that the energy centre cannot become a waste management facility without proper consideration being given to the issues that would give rise to.

### **Informatives:**

None

### **Detailed comments:**

The proposed development includes an energy centre. The application does not specify the fuel to be used but states that the proposal is not a waste management development. If waste is to be used as a fuel at the energy centre, it could then be a waste management facility which should be considered as a county matter application by the County Council as the waste planning authority. It would be advisable to impose a condition preventing being brought to the energy centre, to ensure that it cannot become a waste management facility without full and proper consideration being given to the issues that would give rise to.

**Officer's Name: Peter Day**

**Officer's Title: Minerals & Waste Policy Team Leader**

**Date: 23 September 2015**

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**District:** Cherwell

**Application no:** 14/01641/OUT-2

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## **Ecology**

### **Recommendation:**

Comments

### **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

### **Detailed comments:**

N/A - For the District Council to comment

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 28 September 2015

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**District:** Cherwell

**Application no:** 14/01641/OUT-2

**Proposal:** Amendment to Outline Application - To provide up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1), secondary school up to 8 FE (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure, ancillary engineering and other operations

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## **Waste Management**

### **Recommendation:**

No objection

### **Key issues:**

Meeting statutory requirements to provide facilities for residents to dispose of waste and maintaining and increasing high rates of recycling and composting in Oxfordshire which are currently the best in the country.

The proposed development will increase demand for waste management facilities and use of household waste recycling centres. The nearest HWRC experiences capacity issues and its planning consent expires in 2019. The network of HWRCs in the county is also at capacity.

Contributions towards increasing capacity for re-use, recycling and composting will be required to ensure the additional demand generated by the development can be met and recycling and composting rates are maintained at high levels.

The provision of a heat network for the development is supported and essential to enable connection to the Ardley ERF in the future if this is demonstrated to be feasible.

### **Legal agreement required to secure:**

As set out in the Property response above, contributions are sought towards HWRC infrastructure to meet the demand generated by the proposed development. The justification for contributions is set out in the detailed comments below.

### **Conditions:**

None

## Detailed comments:

1. Oxfordshire County Council, as a Waste Disposal Authority, is required under the Environmental Protection Act 1990 (Section 51) to arrange:

*“for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited”;*

*and that*

*“(a) each place is situated either within the area of the authority or so as to be reasonably accessible to persons resident in its area;*

*(b) each place is available for the deposit of waste at all reasonable times (including at least one period on the Saturday or following day of each week except a week in which the Saturday is 25th December or 1st January);*

*(c) each place is available for the deposit of waste free of charge by persons resident in the area;”.*

2. Such places are known as Household Waste Recycling Centres (HWRCs) and Oxfordshire County Council (OCC) provides seven HWRCs throughout the County. This network of sites is no longer fit for purpose and is over capacity.
3. The nearest HWRC to the proposed development site is Ardley HWRC which is well used and experiences capacity issues particularly at peak times. Planning consent for the Ardley HWRC currently expires in 2019 and the site owners do not wish to continue operating the site. A new site will therefore be required.
4. Site capacity is assessed by comparing the number of visitors on site at any one time (measured by traffic monitoring) to the available space. As detailed in Table 1, this analysis shows that all sites are currently ‘over capacity’ (meaning residents need to queue before they are able to deposit materials) at peak times, and many sites are nearing capacity during off peak times. Queuing time is not available, but anecdotal evidence suggests that this can be up to 20 minutes at busy times.

Table 1: Site capacity

<b>Site</b>	<b>April – September Percentage of time the site is over capacity during 11:00- 14:00 (all week)</b>	<b>April – September Percentage of time the site is over capacity during 11:00- 14:00 (weekend only)</b>	<b>Full year Percentage of time the site is over capacity during 08:00 – 17:00 (all week)</b>	<b>Full year Percentage of time the site is over capacity during 08:00 – 17:00 (Weekend only)</b>
<b>Alkerton</b>	20.76%	49.57%	13.55%	34.95%
<b>Ardley</b>	24.11%	58.12%	14.22%	19.61%
<b>Dix</b>	3.05%	10.68%	0.98%	1.38%
<b>Drayton</b>	27.74%	50.44%	14.32%	19.52%
<b>Oakley</b>	15.10%	38.24%	10.07%	13.58%
<b>Redbridge</b>	25.77%	51.18%	12.13%	17.13%
<b>Stanford</b>	34.22%	59.47%	19.94%	26.06%

5. Congestion on site can reduce recycling as residents who have already queued to enter are less willing to take the time necessary to sort materials into the correct bin. Reduced recycling leads to higher costs and an adverse impact on the environment. As all sites are currently over capacity, population growth linked to new housing developments will increase the pressure on the sites.
6. The Waste Regulations (England and Wales) 2011 require that waste is dealt with according to the waste hierarchy. The County Council provides a large number of appropriate containers and storage areas at HWRCs to maximise the amount of waste reused or recycled that is delivered by local residents. However to manage the waste appropriately this requires more space and infrastructure meaning the pressures of new developments are increasingly felt. Combined with the complex and varied nature of materials delivered to site it will become increasingly difficult over time to maintain performance and a good level of service especially at busy and peak times.
7. The Community Infrastructure Levy requires that contributions are:
  - a. Necessary to make the development acceptable in planning terms: The comprehensive kerbside collections in place in each district are only able to accept smaller, more common types of waste. Larger, ad hoc items like furniture or large electricals need to be taken to an HWRC for management. Households make around 4 visits to an HWRC each year and are regarded by residents as an important service. Without a contribution to HWRCs, the development would have an unacceptable impact on existing facilities. It is anticipated that the proposed development will provide housing for approximately 2,160 new residents (900 dwellings x 2.4 persons per household). If each household makes four trips per annum the development would result in an additional 8,640 HWRC visits per year.
  - b. Directly related to the development: A contribution towards additional HWRC capacity is needed because of the demand that the development will create (as calculated above). The current network of sites is at capacity and without changes the pressure from increased development will result in a failure of them to adequately serve Oxfordshire residents.
  - c. Fairly and reasonably related in scale and kind to the development: The calculation above is proportionate to the increased demand placed on HWRCs by this development. The calculation above breaks down the capital costs associated with providing HWRC infrastructure into a cost per dwelling. As the whole network is currently at capacity and additional development will impact on the service provided contributions are required from all developments.

## **Energy strategy and proposed heat network**

8. The energy strategy for the proposed development states that a site wide district heating network will be installed served by an on-site energy centre. It also states that installation of the district heating network will enable future proofing for new technology and this would enable waste heat from the Ardley energy recovery facility (ERF) to be plugged in in the future. This is supported and implementation of the development should be carried

out in way that keeps this possibility open should the the supply of heat from the ERF be demonstrated to be technically and financially feasible in the future.

**Officer's Name: Frankie Upton**

**Officer's Title: Waste Project Manager**

**Date: 21 September 2015**

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