

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

District: Cherwell

Application no: 16/00219/REM

Proposal: Reserved matters to 14/01737/OUT - Appearance, landscaping, layout and scale of 45 no. dwellings

Location: The Paddocks The Hale Chesterton OX26 1TN

Purpose of document

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).

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 18 March 2016

District: Cherwell

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Location: The Paddocks The Hale Chesterton OX26 1TN

Transport

Recommendation:

Objection

Key issues:

Shares footpath/cycleway

Layout

Drainage

Legal agreement required to secure:

S106 contribution will be sought for the improvement and development of pedestrian and cycle connectivity in the village of particular interest is the development of the cycle link to Bicester Park and Ride.

Informatives:

Prior to commencement of development, a separate consent must be obtained from OCC Road Agreements Team for the new highway vehicular access under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Detailed comments:

Footpaths/Cycleways

Footways within the development are a good scheme that intends to give good permeability. I have noticed a footway/cycleway that is proposed to emerge from the site access running northbound along The Hale. However it will be very useful if the developer can link the development to the neighbourhood by extending the 2m wide cycleway/footpath to the A4095.

Visitor Lay-bys

All visitor parking spaces in lay-bys must have a minimum hard standing of 0.8m wide to allow occupants to step out and around of parked vehicles. The visitor lay-bys provided along the spine road show a service strip besides the bays which is should be hard surfaced.

Also the two visitor lay-bys fronting plots 9-10 and 14-15 should be clearly defined for the safety of road users.

Cycle parking

Oxfordshire County Council will require the proposed development to proactively encourage walking and cycling especially for local trips. Clarity is needed on communal cycle parking arrangements within the development especially for the affordable housing without garages for secure cycle parking sheds, and there should be some visitor/public cycle parking at the LEAP.

Drainage

As previously laid out, the drainage scheme will require the following information to be provided

- Soakaway tests - As infiltration should be the first option for developments, please could you confirm the soakaway tests throughout the site. The drawing provided references RSK Factual Soakaway Test Report, No. 313035-02 (00) dated August 2015.
- Performance of drainage system for a range of return periods (+ allowance for climate change), specifically the 1/2 and 1/30 year storm return periods (1/100 year already provided). Please confirm there is no surcharge from the site drainage system in the 1/30 year storm (+ allowance for climate change) scenario. Please confirm that the attenuation pond hydrobrakes are designed to be effective in the 1/30 year storm event. For this particular event is a separate outflow from the ponds and different / or additional hydrobrake systems required? How do these ponds perform in the 1/2 year storm event scenario?
- Show the exceedance flood routes through the development
- Any arrangements for remediating of contaminants / filtering of particulates
- Outline statement of maintenance/Management system for the maintenance of the SuDS
- Any further progress with agreeing connection to the Thames Water system. TWA may not adopt the sewer networks as they link the pond storage areas.

Officer's Name: Rashid Bbosa

Officer's Title: Transport Engineer

Date: 18 March 2016

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Location: The Paddocks The Hale Chesterton OX26 1TN

Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The site is located in an area of archaeological interest as identified by a geophysical survey and a trenched evaluation. These surveys recorded a rectilinear enclosure, tentatively dated to the Romano British period by a single piece of pottery.

A further programme of archaeological investigation will be required on this better preserved section of the enclosure ahead of any development on the site.

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 programme of archaeological 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:

None

Detailed comments:

The site is located in an area of archaeological interest as identified by a geophysical survey and a trenched evaluation. These surveys recorded a rectilinear enclosure, tentatively dated to the Romano British period by a single piece of pottery. A Bronze Age arrow head was recovered from the topsoil. The majority of the enclosure ditch had been heavily truncated by ploughing however the feature was better preserved to the north of the site.

A further programme of archaeological investigation will be required on this better preserved section of the enclosure 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 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: 26 February 2016
