

District: Cherwell

Application no: 16/00041/DISC-4

Proposal: | Discharge of conditions 13 (landscaping), 17 (lighting), 20 (means of access), 22 (parking), 23 (travel information), 24 (archaeological scheme), 25 (archaeological evaluation), 26 (drainage) and 27 (water supply) of 14/01737OUT

Location: The Paddocks, The Hale, Chesterton

Transport

Recommendation

Objection

Key issues

- Condition 26 – further drainage information is required regarding site flooding criteria.

Detailed comments

Condition 13 Landscaping

No Comment

Condition 17 Lighting

The street lighting design as submitted will need to be subject to the Section 38 process with Highway Standard Drawings, and will only be adopted by the County if the scheme is within adoptable areas. **No objection.**

Condition 20 Access

The site access junction arrangements, and associated visibility splays, are acceptable. The access road is 5.5m and the tactile crossing is within the development allowing safe crossing with good visibility. **No objection.**

Condition 22 Accesses, driveways, parking and manoeuvring

The site layout plan shows a path that runs to the allotments linking to an informal route along the south-eastern edge of the allotments which could be formalised to link with the route running through to the Alchester Road. Provision for this has been made within the Section 106 Agreement. Formalisation of the route through the allotments would require liaison with the Parish Council. **No objection.**

Condition 23 Travel Information Pack

The Travel Information Pack that has been submitted is of a high standard and will help new residents to settle into their new homes and to orientate themselves locally. It is suggested that the pack is offered to new residents both in a paper format but also electronically. This might cut down on printing costs and has the advantage of allowing residents to directly access things like timetables through operator's web sites. **No objection.**

Condition 24 Archaeological investigation

No comment

Condition 25 Archaeological evaluation

No comment

Condition 26 Drainage

It does not appear that the XP Solutions Microdrainage sheets submitted show the status (whether Flooded , surcharged, or OK) of the piped drainage system. (ref : Microdrainage sheets 1-5)

Please provide XP Solutions Microdrainage critical 'summary results table' to show the status of the piped network for the 1/30 year storm.

Additionally, please note that control of the 1 in 1 and 1 in 30 year peak discharge rate needs to be controlled to greenfield rates. This may require control structure such as orifice or weir to be designed for the pond. Please respond as to whether this requirement can be achieved.

The County can not recommend discharge of this condition until further information is supplied for review.

Condition 27 Existing water supply infrastructure

No comment

Officer's Name : Chris Nichols
Officer's Title : Transport Development Control
Date : 03 June 2016
