

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

District: Cherwell

Application no: 16/00219/REM-3

Proposal: Reserved matters to 14/01737/OUT - Appearance, landscaping, layout and scale of 45 no. dwellings (Changes to layout and design of proposed development)

Location: The Paddocks The Hale Chesterton

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).

District: Cherwell

Application no: 16/00219/REM-3

Proposal: Reserved matters to 14/01737/OUT - Appearance, landscaping, layout and scale of 45 no. dwellings (Changes to layout and design of proposed development)

Location: The Paddocks The Hale Chesterton

Strategic Comments

Comments:

The detailed comments are set out below and the reason for further objection. There are no strategic comments.

Officer's Name: Jacqui Cox

Officer's Title: Principal Infrastructure Planner

Date: 22 September 2016

District: Cherwell

Application no: 16/00219/REM-3

Proposal: Reserved matters to 14/01737/OUT - Appearance, landscaping, layout and scale of 45 no. dwellings (Changes to layout and design of proposed development)

Location: The Paddocks The Hale Chesterton

Transport

Recommendation

Objection

Key issues

This is the third consultation under this planning application. The comments set out here should be taken as being sequential to those set out under the County's last response of 13 May 2016.

- Pedestrian provisions at the site are now adequate.
- There are matters to be addressed as part of the Section 38 / Section 278 process.
- Further drainage information is still required.

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

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. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

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

Detailed comments

Transport Development Control

The site road layout and arrangement of the dwellings has changed significantly since the last amendment, however parking provisions for each individual dwelling still meet standards.

Site layout plan No.LSD129.04.01A now shows a footway at the south-eastern end of the development which provides a link to the informal route along the south-eastern edge of the allotments and is now acceptable. Formalisation of the route through the allotments would require liaison with the Parish Council.

Road Agreements

The following items are noted in connection with Section 38 and Section 278 matters.

- It is assumed that only Road 1 would be offered for adoption and not the lanes as the lanes appear narrow for a shared surface and have no coherent footways. Road 1 looks acceptable in terms of layout but no dimensions are given.
- There was a planning condition 11 which asked for North West boundary hedgerow to be maintained. However this could make it difficult to achieve the width for new footway plus any road widening. This issue needs to be resolved.
- No private drainage would be acceptable onto the adoptable highway. It appears that there may be some areas where this might be proposed.
- Manholes and other ironwork should not be located in middle of carriageway.
- A Traffic Regulation Order for any speed limit change will be required.
- Note that Terram geotextile is no longer accepted by OCC. This will need a redesign and check with the Road Agreements team before installing.
- Highway boundary needs checking carefully on both sides of the main road.

Drainage

This amendment does not include any drainage documents and the drainage proposal is therefore taken as that put forward. The County still maintains its objection based on the detailed reasons set out in its response to the last consultation dated 13 May 2016. **Reason for objection.**

Since the County's last response it has been in dialogue with the applicant's drainage consultant to progress the development of an acceptable drainage scheme, and a technical specification has been set out. A scheme according to this specification is not included in this current amendment.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 22 September 2016
