

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

District: Cherwell

Application no: 17/02394/OUT-4

Location: East of Last House Adjoining and North of Berry Hill Road, Adderbury

Proposal: Outline planning permission for up to 53 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Response date: 22nd May 2018

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Summary

This transport update should be read in conjunction with OCC's previous responses to this application dated 16 January 2018, 11th April 2018 and 10th May 2018 (comments in the OCC's previous responses remain valid unless modified below). This update removes OCC's objection relating to traffic survey data. **There remains a drainage objection on the basis that further information is required.**

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 22nd May 2018

Application no: 17/02394/OUT-3

Location: East of Last House Adjoining and North of Berry Hill Road, Adderbury

Transport Update

This transport update should be read in conjunction with OCC's previous responses to this application dated 16 January 2018, 11th April 2018 and 10th May 2018 (comments in the OCC's previous responses remain valid unless modified here).

Traffic Survey Objection Removed

The surveyed flows at the junction of Berry Hill Road and the A4260 Oxford Road submitted by the applicant (Response to Highway Comments February 2018) were previously highlighted as being considerably lower than OCC automatic link counts taken just north of the junction in October 2017. The automatic traffic count (ATC) conducted by OCC at a point on the A4260 Oxford Road shows higher traffic flows on the A4260 Oxford Road than the manual classified count at the junction of the A4260 / Berry Hill Road which was presented in the document "Response to Highway Comments – February 2018". It is accepted that this could be due to a number of factors including the different survey locations, time of year, and weather conditions. Upon further analysis it is likely that the junction of Berry Hill Road / A4260 would remain within capacity even if the higher count were used in the capacity calculation. For this reasons the difference between the two traffic counts is not considered significant. *Objection Removed*

Outstanding Drainage Objection

No additional information has been submitted to address OCC's drainage objection detailed in our response dated 16th January 2018 – please see extract below for ease of reference:

Outstanding drainage objection raised in OCC's response of 16th January 2018:

Drainage

*The County has no objection in principle to the drainage proposals. However, the Applicant proposes as a preferred option to use SuDS infiltration to ground as a means of disposal of surface water at the site in accordance with the SuDS hierarchy of disposal, but this option is unproven through soakage testing as a workable solution. The applicant will need to prove the viability of the infiltration preferred option by carrying out infiltration testing at the site to standard BRE 365. It appears that the alternative option to discharge to the off-site watercourse would involve transiting third party land. The applicant would therefore be required to confirm the offsite surface water arrangements and right to cross third party land and consents. This issue is considered to be too critical to be left to be dealt with by a condition of planning permission. **Reason for objection.***

Planning Conditions, S106 Obligations and S278 Requirements

If despite OCC's objection permission is proposed to be granted then OCC requires prior to the issuing of planning permission a S106 agreement including an obligation to enter into a S278 agreement to mitigate the impact of the development plus planning conditions and informatives as detailed in the County's responses to Cherwell District Council of 16 January 2018. The document submitted by the applicant entitled "Response to Highway Comments – February 2018" accepts these contributions.

Officer's Name : Chris Nichols
Officer's Title : Transport Development Control
Date : 22 May 2018
