

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Sibford Ferris Parish Council	09.11.2018	30.11.2018	29.11.2018
Arboriculture (CDC)	09.11.2018	23.11.2018	29.01.2019
Building Control (CDC)	09.11.2018	23.11.2018	14.03.2019
Conservation (CDC)	09.11.2018	23.11.2018	02.04.2019
Ecology (CDC)	09.11.2018	23.11.2018	16.11.2018
Finance (New Homes Bonus And Business Rates)	09.11.2018	30.11.2018	
Landscape Services (CDC)	09.11.2018	23.11.2018	26.11.2018
Planning Policy (CDC)	09.11.2018	23.11.2018	
Public Art	09.11.2018	30.11.2018	
Recreation & Leisure (CDC)	09.11.2018	23.11.2018	12.11.2018
Strategic Housing (CDC)	09.11.2018	23.11.2018	
Waste & Recycling (CDC)	09.11.2018	23.11.2018	
Clinical Commissioning Group	09.11.2018	30.11.2018	
Open Spaces Society	09.11.2018	30.11.2018	
Ramblers Association	09.11.2018	30.11.2018	
Oxfordshire County Council	09.11.2018	30.11.2018	22.11.2018
Thames Water	09.11.2018	30.11.2018	12.11.2018
Western Power	09.11.2018	30.11.2018	
Landscape Services (CDC)	09.11.2018	23.11.2018	23.11.2018
Lead Local Flood Authority OCC Drainage	09.11.2018	30.11.2018	
Strategic Housing (CDC)	09.11.2018	23.11.2018	27.11.2018
Waste & Recycling (CDC)	09.11.2018	23.11.2018	
Severn Trent Water Ltd	18.01.2019	08.02.2019	07.02.2019

Application no: 18/01894/OUT

Location: OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook
Norton Road Sibford Ferris

Archaeology Schedule

Recommendation:

Objection for the following reason/s:



A programme of archaeological investigation will be required to support this application as set out in the submitted desk based assessment by Orion Heritage.

Comments:

The site is located in an area where little formal archaeological investigation has been undertaken and as such the archaeological potential of the site is unknown. An archaeological desk based assessment has been submitted by Orion Heritage which concludes that the site has low archaeological potential for all periods.

The assessment however highlights that this may be due to a lack of archaeological investigation and further concludes that a programme of archaeological investigation will be required to support any planning application (Orion heritage DBA, paragraph 5.4).

In accordance with the National Planning Policy Framework (NPPF), we would therefore recommend that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

The investigation should consist of a geophysical survey in the first instance and may require a further phase of evaluation depending on the results of this survey.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 22-11-18

From: Caroline Morrey
Sent: 29 January 2019 15:50
To: Bob Neville
Subject: Application No: 18/01894/OUT - OS Parcel 4300 North of Shortlands and south of High Rock, Hook Norton Road, Sibford Ferris

Hi Bob,

I am sorry for the delay in sending through the comments regarding the above application. Are you still accepting comments? If so, my comments are as follows:-

The majority of the trees on site are to be retained. They are located along the western boundary. As long as the trees are properly protected during the development then they should not be affected adversely by the development. T13 an oak tree will overhang the garden of property 14 and there may be future pressure to prune this tree. An Arboricultural method statement with a tree protection plan should be produced detailing how the trees are to be protected during the development. There is plenty of scope on the site for tree planting. Details of the proposed planting should be submitted together with details of the proposed tree pits.

If consent is given please could you attach the following conditions:-

C1 Submit Landscaping Scheme

Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

[Reason CR1](#)

C7 Retained Tree

- a) No retained tree shall be cut down, uprooted, damaged or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998: Recommendations for Tree Works.
- b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted in the same place in the next planting season following the removal of that tree, full details of which shall be firstly submitted to and approved in writing by the Local Planning Authority.

In this condition a "retained tree" is an existing tree which shall be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) shall have effect until the expiration of five years from the date of the [insert].

[Reason CR1](#)

C9 Arboricultural Method Statement (AMS)

Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted and should include a tree protection plan to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.

[Reason CR2](#)

C21 Planting Pits (soft landscaped areas)

Prior to the commencement of the development hereby approved, and notwithstanding the submitted details, full details, locations, specifications and construction methods for all tree pits located within soft landscaped areas, to include specifications for the dimensions of the pit, suitable irrigation and support systems and an appropriate method of mulching, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details and specifications.

[Reason CR1](#)

Thanks,

Caroline

Caroline Morrey

Arboricultural Officer (north)

Environmental Services

Cherwell District & South Northants Councils



01295 221926



01295 221878

<mailto:caroline.morrey@cherwellandsouthnorthants.gov.uk>

Please note I work Monday, Tuesday and alternate Wednesdays

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From: Public Access DC Comments
Sent: 14 March 2019 09:30
To: Public Access DC Comments
Subject: Consultee Comments for Planning Application 18/01894/OUT

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 9:29 AM on 14 Mar 2019 from Mr Michael Zuliani (michael.zuliani@cherwellandsouthnorthants.gov.uk) on behalf of Building Control (CDC).

Application Summary

Reference: 18/01894/OUT

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Comments Details

Comments: Missed consultation deadline.

From: Donald McAllister
Sent: 18 March 2019 09:14
To: Bob Neville
Subject: 18/01894/OUT Housing Site Sibford Ferris

Good Morning Bob Ive been asked to look at this application and have the following comments:

A Building Regulations Application will be required

A site investigation report (ground conditions) should be submitted

A Radon survey report will be required

Access and facilities for fire fighting vehicles should reflect the guidance in Approved Document B5

Access for refuse collection vehicles to reflect the guidance in Approved Document H6

Kind Regards Don

Donald McAllister C.Build.E MCABE
Senior Building Control Surveyor

Cherwell and South Northamptonshire Building Control Service
Place and Growth Directorate
Cherwell District Council & South Northamptonshire Council

Direct Dial 01295 221512 Ext 1512

donald.mcallister@cherwellandsouthnorthants.gov.uk

www.cherwell.gov.uk www.southnorthants.gov.uk

From: Emma Harrison
Sent: 02 April 2019 12:13
To: Bob Neville
Subject: 18/01894/OUT

Dear Bob

Thank you consulting the Conservation and Design Team on the above application. The application site is outside the conservation area for Sibford Ferris and is separated from it by 20th century development. The closest Listed Buildings are on Main Street which is some distance from the development site. It is acknowledged that this is an outline application and therefore the site layout is indicative, however the properties fronting the site appear to address the road in a similar way to the properties opposite and green space is proposed to maintain a 'green' edge to the village. In principle it is considered that the proposed development will not harm the character of the conservation area or the setting of any Listed Buildings and as a result the significance of the heritage assets will not be harmed in line with chapter 16 of the NPPF. However if the proposal is to progress the design of the proposed dwellings will be key, these should draw on and complement the existing buildings and the character of the village to ensure the character of the settlement is preserved.

I hope this is of assistance to you

Kind Regards

Emma Harrison
Conservation Officer
Planning Policy, Conservation and Design
Place and Growth Directorate
Cherwell District Council
Direct Dial: 01295 221846
emma.harrison@cherwell-DC.gov.uk
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From: Charlotte Watkins
Sent: 16 November 2018 12:03
To: Bob Neville
Subject: 18/01894/OUT

18/01894/OUT

**OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road,
Sibford Ferris**

Bob

I have read through the Ecological information submitted and the relevant plans. In short, the scheme as outlined in the design and access statement (*proposed concept schematic pg 18*) is good from an ecological point of view. There are no major constraints on site – it largely being an arable field. Only the hedgerows and margins are of value and the bat report shows some usage for foraging and commuting. There is also one (suspected) outlier badger sett. The scheme appears to largely retain these hedgerows and adds a variety of habitats within its green space which overall are likely to lead to a fair biodiversity gain. At this stage I feel the plans are sufficient to show that a net gain can be achieved on site without submitting a biodiversity metric although submission of a metric to show a net gain when habitats are approved (with the LEMP) would be useful.

A lighting strategy will be important as currently this is a relatively dark area and impacts from increased lighting should be minimised – in particular the green spaces and footpath should remain unlit.

I am pleased to see provision for integral bat and bird bricks/boxes within each house included within the ecological assessments recommendations. Given the local records within the dwellings directly to the North I would request that half of integral bird nesting provisions are swift bricks.

A CEMP should be produced which should include protection of retained vegetation, nesting birds and badger sett monitoring.

The following conditions or similar wording should be included in any permission:

K20 Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP), showing how all habitats on site will be created, managed and funded and to include details of a bat and bird box scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason KR3

K21 Construction Environmental Management Plans (CEMP) for Biodiversity

Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved CEMP.
Reason KR2

Kind regards
Charlotte

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@CherwellandSouthNorthants.gov.uk

www.southnorthants.gov.uk

www.cherwell.gov.uk

Office hours: Monday and Friday mornings

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PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

From: Landscape Services (CDC)

To: Assistant Director for Planning Policy and Development

FAO: Bob Neville

Your Reference: 18/01894/OUT

Our Reference:

Date of Consultation: 09.11.2018

Target Date for Response: 14 days

PLANNING HO	HPAH
23	11/11/18
PASSED TO	
ACK	

Application/Site Reference:	18/01894/OUT		
Development Location:	OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris		
Development Proposal:	Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage		
Planning Obligation Requirement:			
LAP (equipped) Informal Open Space Mature Trees	Balancing Pond Hedgerow Orchard	Allotments	
Justification Policies:			
CLP 1996 R12, SPD, NSLP R8 & R, CDC LP BSC 10 and 11			
Detail:			
LAP (equipped) £30458.36 Informal Open Space: £9.74/m2 Mature Trees: £198.82	Balancing Pond £50.98/m2 Hedgerow: £20.49/m2 Orchard £26.98/m2	Allotments £5.51/m2	
Detail Specification:	Refer above		
Trigger for works/Contribution:	50% occupancy		
Commuted sum:			
Capital:		Revenue:	Refer above
		Indexation:	RICS BCIS All in One Tender Price Index
Capital Management:		Revenue Management:	NA
Standard Heads of Terms:	LAP (equipped) Informal Open Space Mature Trees	Balancing Pond Hedgerow Orchard	Allotments
CDC Contact:	Tim Screen		Ext: 1862
Signed:			Date: 21.11.2018

From: Tim Screen

Sent: 26 November 2018 16:08

To: Bob Neville

Subject: 18/01894/OUT - OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton

Bob

Further to a site visit and consideration of the implications of the visual receptor viewpoints I comment as follows.

The site is influenced by the character of the residential edge. The homes of Stewarts Court and High Rock, with the established trees on the northern boundary are a more attractive influence on the site than Cotswold Close and Margaret Fell House. This was recorded from the gap in the hedge off Woodway Road and VP 9 (PRoW).

I am particularly concerned about the visual impact of the proposed development in respect of visual receptors of the PRoW (north of Margaret Fell House) on Hook Norton Road (although a not well-used route, and no visual photo-record or comment in the LVA) and residential receptors of the above-mentioned residences (road users only have a glimpsed view and a fleeting experience). The above-mentioned receptors will experience a loss of an attractive view (even though there is no legal right to a view) and the impact and harm of dwellings that impose on Hook Norton Road corridor/gateway to Sibford Ferris. I recommend the that proposed building line is set back further from the edge of Hook Norton Road than shown on the Concept Schematic, to allow the impact and effects to reduce, with the retention of the roadside hedgerow and the planting of new trees, a deeper garden frontage for the benefit of the above visual receptors (and new residents).

I agree with Aspect Planning's comments in respect of the visual receptor viewpoints, however, I would add that the indicative structure planting on the southern and western boundaries (refer to Concept Schematic), with the appropriate native tree groupings, hedgerow and thicket species, will, over time contribute and reinforce the existing attractive 'tree-scape' across the entire village when experienced from the PRoW, as represented by VP9; integrating the site into the village setting and mitigating the built edge of Cotswold Close and Margaret Fell House of Hook Norton Road. A visual representation showing the maturity of planting at 15 years from VP9 would be useful. Given the years to full maturity and mitigation the dwellings will be seen and experienced from VP9, however if the building are constructed from local stone, this will improve the visual appeal of the new urban edge.

The site's large, well maintained field and boundary hedgerows is a medium landscape sensitivity and could except residential development of the appropriate scale and vernacular. However the wider landscape setting is of high landscape sensitivity (as identified by the attractive views from near the edges of the site, namely Hook Norton Road and Stewards Close, and there is an opportunity to enhance the site with sensitively designed layout based on the constraints of exiting boundary trees and hedgerows (as mentioned above), under BS5837. For example the trees on the northern boundary should be retained to provide visual mitigation for the benefit of Stuarts Court residential receptors. A deeper landscape buffer, incorporating the root protection areas, will provide larger gardens and enjoyment for new residents.

The amenity that is experienced by the PRoW user should be enhanced by the incorporation of a footpath link through what could be an attractively landscaped site.

The southern site boundary would benefit from the planting of a mixed native hedgerow.

In terms of establishment of the landscape setting it is important to ensure that the landscape is maintained and managed properly, and therefore a landscape and ecology management plan should be drawn up for our consideration.

Detailed design layouts of landscaping (hard and soft materials), tree pit details, play area, allotments, POS, orchard, hedgerow and swale/balancing pond are required (please note the commuted sum for 15 year maintenance of a swale is £92.71/lm - not indicated in the planning obligations memo).

Regards

Tim

Tim Screen CMLI
Landscape Architect

Cherwell District & South Northants Councils

From: Plater, Roger - Communities [<mailto:Roger.Plater@Oxfordshire.gov.uk>]
Sent: 30 November 2018 12:13
To: Bob Neville
Cc: Planning Consultations - E&E
Subject: 18-01894-OUT OS Parcel 4300 North of Shortland and South of High Rock, Sibford Ferris

Hi Bob,

Alteration to Single Response

Please be advised that, contrary to the Single Response, we do **not** require an obligation to enter into an S38 agreement for the spine road.

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council

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From: Shaikh, Noorjahan - Communities [mailto:Noorjahan.Shaikh@Oxfordshire.gov.uk] **On Behalf Of** Planning Consultations - E&E
Sent: 30 November 2018 10:11
To: Bob Neville; Planning
Cc: Cllr George Reynolds; Planning Consultations - E&E; DavidFlavin
Subject: Oxfordshire County Council's Response to 18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock
Importance: High

Dear Bob,

Please see the attached Oxfordshire County Council's Response to **18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock Sibford Ferris**.

If you have any further queries please send an email to PlanningConsultations@Oxfordshire.gov.uk and a member of the Major Planning Applications Team would get back to you as soon as possible.

Kind Regards

Noor

Noorjahan Shaikh
Planning Process Officer

Planning Process Team
Oxfordshire County Council
4th Floor County Hall | New Road | Oxford | OX1 1ND
| Email: Noorjahan.Shaikh@Oxfordshire.gov.uk

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

District: Cherwell

Application No: 18/01894/OUT

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage.

Location: OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris.

Response date: 30th November 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.

Assessment Criteria

Proposal overview and mix/population generation

OCC's response is based on a development as set out in the table below. The development is based on a SHMA mix.

Residential	No.
1-bed dwellings	3
2-bed dwellings	6
3-bed dwellings	11
4-bed & larger dwellings	5

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	66.42
Primary pupils	7.86
Secondary pupils	4.82
Sixth Form pupils	0.74
SEN pupils	0.16
Nursery children (number of 2 and 3 year olds entitled to funded places)	1.98
20 - 64 year olds	45.61
65+ year olds	4.89
0 – 4 year olds	7.06

Application no: 18/01894/OUT

Location: OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris.

General Information and Advice

Recommendations for approval contrary to OCC objection:

IF within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweigh OCC's objections, and given an opportunity to make further representations.

Outline applications and contributions

The number and type of dwellings and/or the floor space may be set by the developer at the time of application, or if not stated in the application, a policy compliant mix will be used for assessment of the impact and mitigation in the form of s106 contributions. These are set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by the developer a matrix (if appropriate) will be applied to assess any increase in contributions payable. The matrix will be based on an assumed policy compliant mix as if not agreed during the s106 negotiations.

Where unit mix is established prior to commencement of development, the matrix sum can be fixed based on the supplied mix (with scope for higher contribution if there is a revised reserved matters approval).

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of s106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Security of payment for deferred contributions** – An approved **bond** will be required to secure payments where the payment of S106 contributions (in aggregate) have been agreed to be deferred to post implementation and the total County contributions for the development exceed £1m (after indexation).
- **Administration and Monitoring Fee - £250**
This is an estimate of the amount required to cover the extra monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether an s106 agreement is completed or not.

CIL Regulation 123

Due to pooling constraints for local authorities set out in Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended), OCC may choose not to seek contributions set out in this response during the s106 drafting and negotiation.

That decision is taken either because:

- OCC considers that to do so it would breach the limit of 5 obligations to that infrastructure type or that infrastructure project or
- OCC considers that it is appropriate to reserve the ability to seek contributions to that infrastructure type or that infrastructure project in relation to the impacts of another proposal.

The district planning authority should however, take into account the whole impact of the proposed development on the county infrastructure, and the lack of mitigation in making its decision.

Application no: 18/01894/OUT

Location: OS Parcel 4300 North of Shortlands And South of High Rock, Hook
Norton Road Sibford Ferris

Transport Schedule

Recommendation:

No objection subject to:

- **S106 Contributions** as summarised in the table below and justified in this Schedule:
- **An obligation to enter into a S278/S38** agreement as detailed below.
- **Planning Conditions** as detailed below.
- Note should be taken of the **informatives** stated below.

S106 Contributions

Contribution	Amount	Price base	Index	Towards (details)
Public transport infrastructure (<i>if not dealt with under S278/S38 agreement</i>)	£20,000	November 2018	Baxter	A new shelter and hardstanding for the existing bus stop on Main Street, Sibford Ferris
Traffic Reg Order (<i>if not dealt with under S278/S38 agreement</i>)	£4,850	November 2018	RPI-x	Alteration of the speed limit TRO on Hook Norton Road, and provision of a gateway feature and highway markings
Total	£24,850			

Key points

- Limited bus service means that development will be predominantly car-dependent
- Impact of generated traffic cannot be viewed as severe
- Visibility southwards from the access will be acceptable if the speed limit is relocated to a more appropriate location
- Internal road layout must be able to accommodate an 11.6m refuse collection vehicle
- New footway will be required to connect to the existing network
- The proposal will incorporate a footpath through the development, linking two Public Rights of Way
- Adequate car and cycle parking to be included

Comments:

Transport Strategy

The development is proposed in Sibford Ferris a category A village, a service village. It is therefore important from a strategy point of view that the residents of the proposed development would be able to access the stores and Post Office. Although the footway is not complete, the route would be no more problematic than for the residents of the existing dwellings in Cotswold Close and on Hook Norton Road.

Bus services

The existing 3A bus service to Banbury is of a low frequency and offers limited connectivity. Any new dwelling residents will be car-dependent for most trips.

Given the small scale of the development, any financial contribution to improving bus operations or service frequency for the 3A service is unlikely to be sufficient.

A S106 agreement is recommended to secure £20,000 towards the cost of a suitable bus shelter on Main Street in fitting with the village character, inclusive of renewed hardstanding area and ongoing maintenance. The design of shelter is to be agreed between the applicant and the Parish council. The parish council must accept responsibility for ownership and ongoing maintenance of the asset.

Pedestrian access

The planning report states the scheme will deliver:

“homes within walking distance of the primary school, GP surgery/dispensary, shop/post office and other village amenities.”

“The post office and village store is an 8 minutes walk from the site whilst the primary school in Sibford Gower, along with the GP surgery, pubs and church are approximately 15 minutes walk away.”

A preliminary concept schematic is provided by the applicant which indicates an internal footpath network on the site. A footpath is proposed to run parallel to Hook Norton Road within the site. The footpath is proposed on the western side.

The footpath network is incomplete on Main Street, and Acre Ditch, as there are narrow sections on each route. Hawke's Lane may be difficult to walk for some path users due to its undulating nature.

A crossing point of Hook Norton Road demarcated using tactile paving crossing point will be needed. The pedestrian footway and crossing point would be delivered by a S278 secured through a S106 agreement.

The development should be conditioned to ensure that any missing links between the existing footpath network and the proposed internal network are completed to a high standard, with drop kerbs as required.

Travel planning

The proposals are not large enough to necessitate the submission of a residential travel plan with a planning application. However, we would expect residential travel information packs to be provided to first time residents. These would be secured through a relevant planning condition.

Traffic impact

A Transport Statement (TS) has been included with the application documents. The TRICS analysis determines an average amount of vehicle movements based on actual counts from existing developments. This reasonably concludes a trip rate of 0.5 per dwelling in the morning peak hour, which would equate to 13 two-way movements (10 out and 3 in).

The TS also calculates a distribution equating to 5 out of 6 movements southwards from the site access. This appears to be rather skewed, especially as the out-and-back trips are likely to be local, to the facilities in the village and Sibford Gower, both to the north. As a worst case, if (say) 10 of the 13 movements were to the north, this would equate to one additional car every 6 minutes. Compared to the 5-day average two-way vehicle flow for the morning peak of 209 (111 northbound plus 98 southbound, from the northern site ATC), this equates to an increase of less than 5%.

The National Planning Policy Framework (NPPF) says that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe” (Cl. 109). In this situation it cannot be demonstrated that the additional traffic would warrant an objection.

Access

This application is for outline permission with all matters reserved, so detail will be added at a later date.

The TS includes a speed survey with data collected by Automated Traffic Counters (ATCs) at sites either side of the proposed access. The average 85%ile speeds recorded are as follows:

Southbound (at northern site) 37.8mph

Northbound (at southern site) 34.0mph

The northern site is well within the residential area and 30mph speed limit, so the Manual for Streets (MfS) is applicable. This speed requires a visibility splay of approximately 60m, rather than the 43m (TS cl. 4.3) based on the speed limit. However, the available visibility of 90m is more than adequate.

Northbound vehicles will become visible from the access whilst they are still within the National Speed Limit. The 85%ile speed of 34mph (measured by the ATC at the speed limit sign) requires a visibility of 52m, which is marginally less than the 55m that is possible. In order for the MfS criteria to apply, the 30mph speed limit will need to be relocated further to the south – the logical place would be to coincide with the village sign. Speed reduction would best be highlighted by the addition of “dragon’s teeth” lining and a single gateway feature. A S106 contribution is required to fund the change to the Traffic Regulation Order and the physical works.

There is a lighting column close to the access within the southern visibility splay that will have to be relocated. OCC Streetlighting department must be consulted.

A S278 agreement will be required for the new site access. Given that the visibility to the south is only just satisfactory, consideration should be given to repositioning the junction further to the north. Alignment with the existing PRow to the east of Hook Norton Road is a secondary consideration.

Site layout

The site roads must be able to accommodate an 11.6m long refuse collection vehicle, as advised at the pre-app stage. It appears to be tight even for a 10.2m vehicle as shown in Appendix G.

Road widths of 5.5m with 1.8m footways (as stated in TS cl. 4.6) are acceptable. The shared surface needs to be 6.0m wide with 0.8m maintenance margins on both sides.

Other considerations for the detailed design of the development:

- Private drainage must not be discharged to the adoptable highway
- Tree pit design to be approved by OCC if within 5m of the carriageway
- No trees to be within 10m of streetlights
- Tactile crossings to be installed as necessary for pedestrian access across the site

Unit 15 appears to be very close to the footway. Windows or doors must not open over the highway boundary.

Pedestrian access

The S278 works will include a footway connection to tie-in with the existing facilities. However, the pedestrian access point is shown in two different places on the two drawings – drawing SK04 (Appendix H) shows it opposite the electrical sub-station, whilst the Concept Schematic (Appendix F) shows it right in the NE corner of the site. Either way, the footway should connect to the east side of Hook Norton Road, south of Cotswold Close. Dropped kerbs and tactile paving will need to be included across the Cotswold Close bellmouth.

Public rights of way

The continuous pedestrian route across the site is welcomed as it will connect the two existing PRow, 347/2 (at the western boundary) and 347/4 (to the east). Contrary to the previous advice given, it is considered preferable that the footpath is not dedicated, but that the western section is provided as part of the Public Open Space and secured by a legal agreement (as noted in cl. 1.3 of the Planning Statement), and the eastern section is incorporated in the S38 adoptable highway. The specification of the path through the open space/orchard can be decided by the district council, to best suit the landscape.

Dropped kerbs and tactile paving will be required where the path crosses the access road on to the "Green", and at the opening on to Hook Norton Road.

Car and cycle parking

The county council's standards for car parking can be found in our residential road design guide:

<https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/DesignGuidePublication.pdf>

Cycling design guidelines:

<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/CyclingStandards.pdf>

Manual for Streets:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

The scale and location of parking provision in the sketch layouts is not clear, but providing sufficient allocated parking for each dwelling with a sensible allowance for visitors is important in contributing to a high quality, successful design. If enough parking is not provided or if it is not conveniently located, there is a risk that people will park informally in much less suitable places, often obstructing pedestrian provision or harming landscaped areas. It is proposed that overspill parking will be at the allotments but this is rather distant from many of the properties so may not be used for this purpose. It is very important that drivers are not tempted to park on Hook Norton Road and use the pedestrian access, so plentiful resident and visitor parking must be provided in the north-east corner of the site.

Section 4.10 and 4.11 of the Transport Statement stipulate the amount of parking proposed for the houses/flats. Cycle parking is not included, which does not meet the expectations of Oxfordshire County Council for enabling sustainable travel. The applicant should provide adequate bicycle parking that meets the standards expected by the council.

Manual for streets paragraph 8.2.1 states:

In residential developments, designers should aim to make access to cycle storage at least as convenient as access to car parking

Oxfordshire Cycling Design Standards 2.4.1 states:

For new residential developments, the County Council's minimum approved standards are:

Resident cycle parking:

- *1 space for 1 bed unit, 2 spaces for larger units*

Visitor cycle parking:

- *In addition to the above, 1 stand per 2 units where more than 4 units*

As a guide:

- *Garages should be designed to allow space for car plus storage of cycles in line with District Council design guides where appropriate*
- *1 stand = 2 spaces. The number of stands to be provided from calculations to be rounded upwards*
- *Preferred stand is of 'Sheffield' type.*
- *All cycle parking facilities to be secure and located in convenient positions*
- *Residential visitor cycle parking should be provided as communal parking at convenient and appropriate locations through the development*

Drainage

OCC (drainage) comment: No objection subject to condition. The condition required will be pre – commencement as the information provided at this stage is insufficient to ensure a satisfactory drainage scheme will be secured for the site.

The drainage strategy considers a range of SuDS across the site, which includes Soakaways, Swales, Permeable Paving, and Ponds. The strategy should consider rainwater harvesting. It is proposed to dispose of surface water by infiltration on site and further detailed design work is required to explore and clarify the full scope of the SuDS.

Three soakaway tests have been undertaken at the site, which indicate positive results for infiltration in one of the test locations. Further comprehensive soakage testing across the site and annual groundwater monitoring will be required to inform the detailed design of SuDS. This requirement must form part of a planning condition.

The drainage strategy must consider flood routing across the site in the event of exceedance conditions. As well as the consideration of the modelled events, there should be a qualitative examination of what would happen if any part of the drainage / SuDS system fails, to demonstrate that flood water will have flow routes through the site without endangering property and where possible maintaining emergency access / egress routes. This should be supported by a flood exceedance route plan.

The strategy did not include a SuDS Management and Maintenance Plan. The Maintenance Plan must include the following details:

- *Details of which organisation or body will be responsible for vesting and maintenance for individual aspects of the drainage proposals (individual*

properties/curtilages, roads, special areas etc) with evidence that the organisation/body has agreed to such adoption. Where the agreement is subject to other legalities, it may be acceptable to provide agreement-in-principle.

- *Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.*
- *A Maintenance Schedule setting out which assets need to be maintained, at what intervals and what method is to be used.*
- *A Site Plan identifying the location of each element of the drainage scheme, including access points, maintenance access easements and outfalls. Maintenance operational areas are to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site for example by providing a silt deposit area and cut weed composting area for large ponds.*
- *Any health and safety information required to manage identified residual risks associated with maintenance activities*

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) would need to be submitted to and agreed in writing by the local planning authority prior to commencement of any development if planning permission were to be given. The following sets out what we would expect the CTMP to include:

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.

- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0345 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended):

£20,000 Public Transport Infrastructure Contribution indexed from November 2018 using Baxter Index

Towards: A new shelter and hardstanding for the existing bus stop on Main Street, Sibford Ferris

Justification: The contribution is necessary to make the development acceptable in planning terms because it will make sure that residents are provided with user-friendly facilities. This will help the development reflect and exploit opportunities for travel by sustainable modes in accordance with paragraph 102 of the NPPF.

Calculation: The actual cost of the shelter will be dependent on the design selected, which should be in keeping with the surroundings. The contribution will cover the cost of the shelter and the required hardstanding, with any surplus going towards ongoing maintenance.

£4,850 Traffic Regulation Order Contribution indexed from November 2018 using RPI-x

Towards: The alteration of the speed limit TRO on Hook Norton Road, and provision of a gateway feature and highway markings

Justification: The average speed of vehicles approaching the village from the south needs to be reduced to ensure that adequate visibility from the proposed site access is available. The most suitable method of achieving this is to move the speed limit further out so that vehicles decelerate sooner. A consultation process is required before the TRO can be modified. The limit would be moved to the village sign, with the addition of a gateway feature and “dragon’s teeth” highway markings.

Calculation:

£2,600	current charge for standard Traffic Regulation Order
£750	works to relocate sign
£1,500	highway markings and gateway feature (incl. commuted sum for two maintenance visits)

S278 Highway Works:

An obligation to enter into a S278 Agreement will be required to secure mitigation/improvement works, including:

- Formation of a new site access
- Provision of a footway from the pedestrian access on Hook Norton Road to the existing footway network

Notes:

This is secured by means of S106 restriction not to implement development (or occasionally other trigger point) until S278 agreement has been entered into. The trigger by which time S278 works are to be completed shall also be included in the S106 agreement.

Identification of areas required to be dedicated as public highway and agreement of all relevant landowners will be necessary in order to enter into the S278 agreements.

S278 agreements include certain payments that apply to all S278 agreements however the S278 agreement may also include an additional payment(s) relating to specific works.

S38 Highway Works – Spine Road:

An obligation to provide a spine road as part of the highway network will be required for the development. The S106 agreement will secure delivery via future completion of a S38 agreement.

The S106 agreement will identify for the purpose of the S38 agreement;

- Approximate location of the spine road and information as to provision eg minimum width of carriageway, footways etc as appropriate.
- Timing – this may be staged.
- Additional facilities/payments e.g. on-site bus infrastructure and related payments.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Access: Full Details

Prior to the commencement of the development hereby approved, full details of the means of access between the land and the highway including position, layout, and

vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of any of the development, the means of access shall be constructed and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Vision Splay Details

Prior to the commencement of the development hereby approved, full details of the access vision splays, including layout and construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first occupation of the dwellings the vision splays shall be constructed in accordance with the approved details and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 0.6m above carriageway level.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Car parking and turning areas

Prior to the commencement of the development hereby approved, full specification details of the access drives, car parking and turning areas to serve the development which shall include construction, layout, surfacing, lighting and drainage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first occupation of any part of the development, the access, car parking and turning areas for that part of the development shall be constructed in accordance with the approved details. All car parking shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter, unless otherwise agreed in writing beforehand by the local planning authority.

Reason: In the interests of highway safety, to ensure a satisfactory standard of construction and layout for the development and to comply with Government guidance contained within the National Planning Policy Framework.

Details of Turning for Service Vehicles

Prior to the commencement of the development hereby approved, and notwithstanding the application details, full details of refuse collection vehicle turning within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

Travel Information Pack

Prior to first occupation a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack

Reason – to ensure all residents and employees are aware of the travel choices available to them from the outset

Cycle Parking Provision

Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which

shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government guidance contained within the National Planning Policy Framework.

Construction traffic management plan

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

Reason - In the interests of highway safety and the residential amenities of neighbouring occupiers.

Drainage

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- SUDS (Permeable Paving, Soakaways, Infiltration devices, Attenuation Pond, Swales)
- Sizing of features – attenuation volume
- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)
- Infiltration in accordance with BRE365 (To include comprehensive infiltration testing and annual monitoring and recording of groundwater levels across the site)
- Detailed drainage layout with pipe numbers
- Network drainage calculations
- Phasing
- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

Informative:

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.

Please note 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.

Officer's Name: Roger Plater
Officer's Title: Transport Planner
Date: 28/11/2018

Application no: 18/01894/OUT

Location: OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook
Norton Road, Sibford Ferris.

Education Schedule

Recommendation:

No objection.

There is currently sufficient primary and early years capacity within this area to mitigate the demands that would arise from this proposed development.

CIL Regulation 123

OCC considers that the following education contributions meet the tests required by Regulation 122 (2) of the CIL Regulations but they are not sought due to Regulation 123.

Contribution	Amount	Price base	Towards (details)
Secondary	£ 117,995	4Q 16	Contribution towards expanding capacity at The Warriner School.
SEN	£ 5,813	4Q 16	Contribution towards expanding capacity at Frank Wise Special School.

Officer's Name: Lucy Mills

Officer's Title: School Organisation Officer

Date: 26/11/2018

Application no: 18/01894/OUT

Location: OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris.

Archaeology Schedule

Recommendation:

Objection for the following reasons:

A programme of archaeological investigation will be required to support this application as set out in the submitted desk based assessment by Orion Heritage.

Comments:

The site is located in an area where little formal archaeological investigation has been undertaken and as such the archaeological potential of the site is unknown. An archaeological desk based assessment has been submitted by Orion Heritage which concludes that the site has low archaeological potential for all periods.

The assessment however highlights that this may be due to a lack of archaeological investigation and further concludes that a programme of archaeological investigation will be required to support any planning application (Orion heritage DBA, paragraph 5.4).

In accordance with the National Planning Policy Framework (NPPF), we would therefore recommend that, prior to the determination of this application the applicant should therefore be responsible for the implementation of an archaeological field evaluation. This must be carried out by a professionally qualified archaeological organisation and should aim to define the character and extent of the archaeological remains within the application area, and thus indicate the weight which should be attached to their preservation. This information can be used for identifying potential options for minimising or avoiding damage to the archaeology and on this basis, an informed and reasonable decision can be taken.

The investigation should consist of a geophysical survey in the first instance and may require a further phase of evaluation depending on the results of this survey.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 22/11/2018

From: Michael Forester
Sent: 12 November 2018 10:06
To: DC Support
Cc: Bob Neville
Subject: Leisure Consultation Response -

Ref 18/01894/OUT/

Off-site contribution towards the development of off-site outdoor sports facilities within the vicinity of Sibford Ferris (more specific information to be provided as the new district sports studies emerge). Based on £2017.03 per dwelling. 25no dwellings = **£50,425.75**

Off-site indoor sports facilities (as per the 2018 SPD):

Off-site contribution towards the expansion and/or enhancement of existing indoor sports facilities within the vicinity of Sibford Ferris (more specific information to be provided as the new district sports studies emerge). Based on £335.32 per person. 25 dwellings x 2.49 x £335.32 = **£20,873.67**

Community Hall Facilities (as per the 2018 SPD):

A contribution of £428.00 per dwelling towards the improvement/enhancement of an existing community facility within the vicinity of the development is requested. 25no dwellings x 2.49 x £428.00 = **£26,643.00**

Public Art Provision:

Awaiting comments from Arts Officers.

Kind regards

Michael Forester

Policy Development Officer

Cherwell District and South Northamptonshire Councils

Direct dial: 01295 221700

michael.forester@cherwellandsouthnorthants.gov.uk

www.cherwell.gov.uk

www.southnorthants.gov.uk

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From: Planning.APEast
Sent: 07 February 2019 07:59
To: Planning
Subject: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

For the attention of Bob Neville

Our Ref: 2019011819929

Dear Sirs,

Re: Application No. 18/01894/OUT
Site Address : Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Foul is proposed to discharge into the public combined water sewer. As a pumped solution is being proposed for foul for this site a sewer modelling assessment will be required, this is to determine what impact the generated flows from this site will have on the network and to determine the maximum pump rate that could be accommodated within the existing network without worsening the existing sewer performance in rainfall events. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Surface water is proposed to discharge into soakaways, which we have no comment.

Suggested Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on the telephone number or email below.

Yours Faithfully,

**Asset Protection Waste Water East
Wholesale Operations
Severn Trent Water Ltd**

Tel: 024 7771 6843

(reply to email:

Planning.APEast@severntrent.co.uk)

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited
(registered number 2366686) (together the "Companies") are both limited
companies

registered in England & Wales with their registered office at Severn Trent
Centre,

2 St John's Street, Coventry, CV1 2LZ

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From: Planning.APEast [<mailto:Planning.APEast@severntrent.co.uk>]

Sent: 15 February 2019 14:58

To: Bob Neville

Subject: RE: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Good Afternoon Bob

We are not objecting to the planning proposals due to the lack of information at this stage of the process and yes this can be dealt with by way of conditions applied when determining the application.

Any potential capital improvements that are required will not require any contributions from the applicant as that is done at Severn Trent's cost.

Kind regards

Sylene Finnikin

Planning Technician

Asset Protection Waste Water East Midlands

Wholesale Operations

Severn Trent Water Ltd

Tel: 024 7771 6843

Email: net.dev.east@severntrent.co.uk

From: Bob Neville [<mailto:Bob.Neville@cherwellandsouthnorthants.gov.uk>]

Sent: 12 February 2019 14:23

To: Planning.APEast <Planning.APEast@severntrent.co.uk>

Subject: RE: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Dear Sirs

Further to your consultation response below, please could you clarify Severn Trent Water's stance on the current outline application.

Whilst it is stated that further information (a sewer modelling assessment) is required, it is unclear as to whether you are objecting to the proposals on the grounds of this lack of information at this stage, and is a matter that needs to be addressed prior to the determination of the outline application, or whether such a matter could be dealt with by way of condition or at any subsequent detailed planning application stage.

Also you comment on the potential need for capital improvements being required. Would such improvements trigger a requirement for contributions from the applicant? As we would need to

factor this into any associated legal agreement, should the Council be minded to approve the application.

Clearly we will need to go back to the applicants to address this matter before progressing further with the application. Therefore, if you could respond to the above by return or call me direct to discuss, it would be greatly appreciated.

Regards

Bob Neville MSc
Senior Planning Officer
General Developments Planning Team
Cherwell District Council & South Northamptonshire Council
Direct Dial 01295 221875 Ext. 1875
www.cherwell.gov.uk or www.southnorthants.gov.uk

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From: Planning.APEast [<mailto:Planning.APEast@severntrent.co.uk>]

Sent: 07 February 2019 07:59

To: Planning

Subject: 18/01894/OUT - Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

For the attention of Bob Neville

Our Ref: 2019011819929

Dear Sirs,

Re: Application No. 18/01894/OUT
Site Address : Parcel 4300 North Of Shortlands And South Of High Rock Hook
Norton Road Sibford Ferris

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accommodated within the existing network without worsening the existing sewer performance in rainfall events. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Surface water is proposed to discharge into soakaways, which we have no comment.

Suggested Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on the telephone number or email below.

Yours Faithfully,

**Asset Protection Waste Water East
Wholesale Operations
Severn Trent Water Ltd**

Tel: 024 7771 6843

(reply to email:

Planning.APEast@severntrent.co.uk)

----- Forwarded message -----

From: **Simon J Rayner**

Date: Sun, 25 Nov 2018 at 22:38

Subject: Planning Meeting Decisions 19/11/2018 - to be communicated to CDC before 30/11/2018

To: clerk Sibford Ferris Parish <sibfordferrisparishclerk@gmail.com>

Good evening Graham. At the planning meeting on the 19th November the Parish Council made two decisions relating to the agenda items:

1. 18/01870/F Shrubbery Cottage ancillary accommodation.

The Parish Council agreed to make no objection, with the following comments:

- a. Brick cladding proposed to match the house and extend to the top of the gables.
- b. Change of building position to nearer the main house was felt to be a matter for near neighbours to object if they wished to do so.

2. 18/01894/OUT Development of up to 25 homes on Parcel 4300, N of Shortlands and S of High Rock, Hook Norton Road, Sibford Ferris

The Parish Council object to the proposed outline planning permission. The attached files provide the detail of our objection and should be included in the response to CDC.

Please communicate the outcome to Cherwell District Council and confirm that this has been sent and received.

A copy of the Planning Meeting Minutes will be forwarded to you from Ginny.

Regards,

Simon

Simon Rayner

18/01894/OUT | Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage | OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Sibford Parish Council **OBJECT** to planning application 18/01894/OUT. The points below reflect the opinion of the Council and a substantial proportion of the Parish residents, 41 who attended the planning meeting held on the 19th November 2018 where this planning request was discussed..

1.0 The proposed planning request is in contravention / contradiction to the Cherwell Local Plan 2011 - 2031 (Part 1) that states that Sibford Ferris is a 'Category A' village and in section C.251 of the plan states Category A villages 'are suitable for minor developments'. While not specifically defined 'minor development' is stated in the executive summary of the Local Plan for 'Category A' villages as meaning 'where minor development within built up limits will, in principle be supported (typically a site of less than 10 dwellings)'. The location of the proposed site is immediately adjacent to the village boundary and as such not directly covered by the wording of the Cherwell Local plan, but in reality will become an extension to the existing village boundary/developed area and should be covered in relation to the principle referenced above.

2.0 The proposed site is 'Grade 2' best and most versatile agricultural land and is in close proximity to the Cotswold AONB. For these reasons we believe that the proposed scale and nature of the development is incompatible with the intent of the Cherwell Local Plan.

3.0 The planning applicant has invested an amount of time to research some impacts of the proposed development but as yet there is insufficient evidence to prove that an additional 25 households can be supported by the existing services and infrastructure of the area.

Particular (but not limited to) community concerns relating to sustainability are:

- a. Increases in traffic volume and congestion (a traffic survey was commissioned by the applicant but has not been included in the outline planning permission request). The nature of the village road network is incompatible with any significant increase in volume, particularly during peak hours.
- b. The ability of the foul and waste water system to handle a circa 10% increase in volume (the applicant has approached the water supplier - Thames Water - but has not shown any contact or response from the waste water company - Severn Trent). Failure to adequately assess could lead to significant under estimation of costs (section 106 provisions) and or impact the service provided to all residents. In recent years there have been a number of problems with waste water and sewerage downstream of the proposed site affecting Hook Norton Road, Woodway Road and part of Main Street).

4.0 The proposed outline planning application does not align with the community view as assessed and recorded in the 'Sibfords Community Plan 2012'. The plan collected and collated the views of a significant proportion of households in Sibford Ferris, Sibford Gower and Burdrop. Relating to development the plan showed the community to be realistic and pragmatic about the needs for housing development and are supportive of between 10 - 20 additional houses being built over a 20 year period evenly distributed across the Sibfords, this was seen as the most that could be sustainably supported.

Planning Application Number: 18/01894/OUT

Site Name : Hook Norton Road, Sibford Ferris

Planning Officer : Bob Neville

Date of Comments: 23.11.2018

Comments by: Yvonne Markie

Comments :

This site was previously proposed as a Rural Exception site and a Housing Needs Survey was carried out in 2010. However the Housing Needs Survey is now out of date and the new application is not on the basis of a Rural Exception Site and provides the required percentage of 35% Affordable Housing with a tenure mix of 70% rented and 30% shared ownership units.

The Planning Statement proposes the following mix which is acceptable to the Housing Strategy Team:-

Affordable Rent

2 x 1b2pM - Affordable Rented
3 x 2b4pH - Affordable Rented
1 x 3b5pH - Affordable Rented

Shared Ownership

2 x 2b4pH - Shared Ownership
1 x 3b5pH – Shared Ownership

We would expect that 50% of the affordable rented units meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement. Additionally, 100% of the affordable housing units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards).

We also expect that the 1 bedroom properties will have a minimum of 1 parking space per unit – and the 2 bedroom and 3 bedroom properties should have a minimum of 2 parking spaces per unit.

The Registered Provider taking on the affordable housing units would need to be agreed with the council.

From: BCTAdmin@thameswater.co.uk [<mailto:BCTAdmin@thameswater.co.uk>]

Sent: 12 November 2018 11:33

To: Planning

Subject: 3rd Party Planning Application - 18/01894/OUT

Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 59819
Your Ref: 18/01894/OUT

12 November 2018

Dear Sir/Madam

Re: HIGH ROCK, HOOK NORTON ROAD, SIBFORD FERRIS, BANBURY, OXFORDSHIRE , OX15 5QW

Waste Comments

With regard to sewerage and sewage treatment, this comes within the area covered by the Severn Trent Water. For your information the address to write to is Severn Trent Water, 2308 Coventry Road, Sheldon, Birmingham B26 3JZ Tel - (0121) 7226000

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

[Tel:020](tel:02035779998) 3577 9998

Email: devcon.team@thameswater.co.uk

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From: BCTAdmin@thameswater.co.uk [<mailto:BCTAdmin@thameswater.co.uk>]

Sent: 15 November 2018 16:22

To: Planning

Subject: 3rd Party Planning Application - 18/00088/SO

Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 59819
Your Ref: 18/00088/SO

15 November 2018

Dear Sir/Madam

Re: HIGH ROCK, HOOK NORTON ROAD, SIBFORD FERRIS, BANBURY, OXFORDSHIRE , OX15 5QW

Waste Comments

With regard to sewerage and sewage treatment, this comes within the area covered by the Severn Trent Water. For your information the address to write to is Severn Trent Water, 2308 Coventry Road, Sheldon, Birmingham B26 3JZ Tel - (0121) 7226000

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water consider the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for water supply and network infrastructure both on and off site and can it be met. 2. Build – out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 3. Any piling methodology and will it adversely affect neighbouring utility services. The developer can obtain information to support the EIA by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
[Tel:020 3577 9998](tel:02035779998)
Email: devcon.team@thameswater.co.uk

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From: Devcon Team
Sent: 22 November 2018 14:49
To: Bob Neville
Subject: RE: 3rd Party Planning Application - 18/00088/SO

Good Afternoon Bob,

I sincerely apologise it appears that the person that loaded the screen opinion in our system did not notice that it was a decision that a screen opinion was not required, instead thought that it was a request for opinions.

Please disregard our comments.

Our original response for 18/01894/OUT is correct.

Kind regards,

Lauren Underwood
Developer Services – Planner
020 3577 9998
devcon.team@thameswater.co.uk

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ
Find us online at developers.thameswater.co.uk



From: Bob Neville
Sent: 21 November 2018 14:52
To: 'BCTAdmin@thameswater.co.uk'
Subject: RE: 3rd Party Planning Application - 18/00088/SO

Dear Sir/Madam

I have received the response below from yourselves with regard to reference 18/00088/SO. This reference number relates to the Council's usual working practice and processes with regards to 'Major' development applications (which we do not generally carry out consultations on) and assessing whether proposals constitute EIA development or not. In this instance 18/00088/SO relates to the screening of planning application 18/01894/OUT for 'Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage'; which has been deemed not to constitute EIA development.

In your response to consultation on 18/01894/OUT (copy attached) you raise no objections to the application, yet there appears to be a different opinion expressed in the response below which seems to suggest further investigation into infrastructure capacity is required; for the same development proposals.

Please could you confirm Thames Water's position in relation to the development proposed under 18/01894/OUT.

Regards

Bob Neville MSc
Senior Planning Officer
General Developments Planning Team
Cherwell District Council & South Northamptonshire Council

-----Original Message-----

Sent: 15 November 2018 16:22

To: Planning

Subject: 3rd Party Planning Application - 18/00088/SO

Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 59819
Your Ref: 18/00088/SO

15 November 2018

Dear Sir/Madam

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, OX15 5QW

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Yours faithfully

Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

From: Carmichael Ian
Sent: 04 December 2018 09:35
To: Planning
Subject: RE: 18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

FAO: Bob Neville

Dear Bob

Planning ref: 18/01894/OUT OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Apologies for my late response regarding the planning application above. Unfortunately, I have not been able to review the application documents or visit the site.

The only advice I can offer at this juncture is to refer the applicants to the principles and standards of the police's Secured by Design (SBD) scheme. I feel that incorporation of Secured by Design principles and standards would help the proposals meet the requirements of:

- The National Planning Policy Framework 2018, Section 12 'Achieving well-designed places', point 127 (part f), which states that; 'Planning policies and decisions should ensure that developments... create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.
- HMCLG's Planning Practice Guidance on 'Design', which states that; 'Although design is only part of the planning process it can affect a range of objectives... Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered: safe, connected and efficient streets... crime prevention... security measures... cohesive & vibrant neighbourhoods.'

In addition, I would like to remind the applicants that Building Regulations Part Q requires them to install doors and windows that 'Resist unauthorised access to... new dwellings'. Advice on how to achieve this can be found in Building Regulations Approved Document Q and in SBD's New Homes Guide. The authority may also wish to condition that the development achieves the appropriate physical security standards of SBD as this would ensure Part Q is also achieved.

The comments above are made on behalf of Thames Valley Police and relate to crime prevention design only. You may receive additional comments from TVP on other Policing issues regarding infrastructure etc. I hope that you find my comments of assistance in determining the application and if you or the applicants have any queries relating to crime prevention design in the meantime, please do not hesitate to contact me.

Regards

Ian Carmichael

Crime Prevention Design Advisor | **Oxfordshire** | Local Policing | Thames Valley Police

Internal: 334 5484 Mobile: 07967 055125

Email: ian.carmichael@thamesvalley.pnn.police.uk

Taplow Police Base, 124 Bath road, Taplow, Bucks, SL6 0NX.