

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Thames Valley Police (Design Advisor)	07.06.2019	28.06.2019	02.07.2019
Campaign to Protect Rural England Oxfordshire	07.06.2019	28.06.2019	
Adderbury Parish Council	07.06.2019	28.06.2019	04.07.2020
Conservation (CDC)	07.06.2019	28.06.2019	
Lead Local Flood Authority OCC Drainage	07.06.2019	28.06.2019	
Arboriculture (CDC)	07.06.2019	28.06.2019	10.07.2020
Oxfordshire County Council	07.06.2019	28.06.2019	15.07.2020
Ecology (CDC)	07.06.2019	28.06.2019	
Finance (New Homes Bonus and Business Rates)	07.06.2019	28.06.2019	
Public Art	07.06.2019	28.06.2019	
Planning Policy (CDC)	07.06.2019	28.06.2019	19.06.2020
Thames Water	07.06.2019	28.06.2019	02.07.2020
Building Control (CDC)	07.06.2019	28.06.2019	18.06.2020
Adderbury Neighbourhood Plan	07.06.2019	28.06.2019	
Environmental Health (CDC)	07.06.2019	28.06.2019	11.06.2020
Clinical Commissioning Group	07.06.2019	28.06.2019	
Landscaping Services (CDC)	07.06.2019	28.06.2019	24.06.2020
Recreation and Leisure (CDC)	07.06.2019	28.06.2019	
Strategic Housing (CDC)	07.06.2019	28.06.2019	21.06.2019
Waste and Recycling (CDC)	07.06.2019	28.06.2019	

Landscaping Services (CDC)	07.06.2019	28.06.2019	26.06.2019
Strategic Housing (CDC)	07.06.2019	28.06.2019	25.06.2019
Historic England	10.06.2019	01.07.2019	
Historic England	11.06.2019	02.07.2019	26.06.2019
Adderbury Parish Council	10.10.2019	31.10.2019	31.10.2019
Adderbury Neighbourhood Parish Council	10.10.2019	31.10.2019	
Arboriculture (CDC)	10.10.2019	31.10.2019	28.10.2019
Building Control (CDC)	10.10.2019	31.10.2019	21.10.2019
Campaign to Protect Rural England Oxfordshire	10.10.2019	31.10.2019	
Clinical Commissioning Group	10.10.2019	31.10.2019	
Conservation (CDC)	10.10.2019	31.10.2019	
Ecology (CDC)	10.10.2019	31.10.2019	02.12.2019
Environmental Health (CDC)	10.10.2019	31.10.2019	31.10.2019
Finance (New Homes Bonus and Business Rates)	10.10.2019	31.10.2019	
Historic England	10.10.2019	31.10.2019	06.11.2019
Landscaping Services (CDC)	10.10.2019	31.10.2019	
Oxfordshire County Council	10.10.2019	31.10.2019	24.10.2019
Planning Policy (CDC)	10.10.2019	31.10.2019	16.10.2019
Recreation and Leisure (CDC)	10.10.2019	31.10.2019	05.11.2019
Strategic Housing (CDC)	10.10.2019	31.10.2019	21.10.2019
Thames Valley Police (Design Advisor)	10.10.2019	31.10.2019	06.11.2019
Thames Water	10.10.2019	31.10.2019	24.10.2019
Waste and Recycling (CDC)	10.10.2019	31.10.2019	18.10.2019

Adderbury Parish Council
Request for Community Benefit from a Section 106 Agreement

19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road, Adderbury

OCC - Highways Items

- Traffic calming measures.- a number of problem areas of the village to be identified by the Parish Council, but includes junction of Horn Hill Road and Berry Hill Road and addresses traffic speed, volume and enforcement
- New footpath on Berry Hill Road up to the new community facility on Milton Road and also Horn Hill Road, and repairs where necessary
- Subsidy for the S4 bus service which goes through Adderbury
- Subsidy for a bus service which goes along Aynho Road to Banbury Business Park

Environment

- Ongoing projects at the Lakes
- A biodiversity project in village - eg wild flower meadows

Seating

- Extra seats for the village (new areas and replacing of seats)

Sports facilities

- Sports equipment for possible use on the Parish Council's land on Milton Road. This could for be football, netball, cricket and running or for equipment generally around the village once sites have been identified by the Parish Council
- Outdoor table tennis table by the MUGA in the Lucy Plackett Playing Field
- Outdoor adult gym equipment
- Provision for indoor sports in new village hall on Milton Road land

Structural

- Contribution to refurbishment of the Friends Meeting House, which is a Grade 2* listed building maintained by the Parish Council
- Help for assisting the up keep of community buildings
- Contribution to a fund for a community facility and sports pitches on the Parish Council's land on Milton Road.
- Replacement steps on paths at Adderbury Lakes, with a suitable access for disabled
- Replacement fencing at Adderbury Lakes

Play Equipment

- New play equipment and refurbishing present equipment in all of the play areas

Education

- Funds for provision to enhance the Forest School facility on Parish Council land for Christopher Rawlins Primary School
- All funds for education to go to the proposed expansion of Christopher Rawlins Primary School.
- Donation to the Christopher Rawlins Primary School for classroom equipment following the School expansion

General

- Contribution to a fund for the running of the library service in Adderbury; and
- Contribution for ecological development of the land owned by the PC adjacent to Adderbury Court e.g. trees, seating, or wild flower meadow.

Adderbury Library - Financial support for Adderbury Parish Council's contribution to running Adderbury library including:

- Increasing capacity for more customers including additional storage to release space for more shelving and books; and
- Increasing capacity by extending opening hours with 24-hour access for library members through access technology.

Biodiversity Projects

- The Adderbury Lakes - fruiting trees and shrubs/ adding diversity to the herbaceous plants (e.g. adding meadow areas) and developing ideas for the area where the Lakes run into the Sor Brook which is very wet and has willows which will need pollarding soon.
- The Lucy Placket Playing Field - Working for Adderbury Community Group is currently looking at ways to improve this area, but this could include wet meadow area near the Brook.
- The Sor Brook and Mill Stream areas - clearance of unwanted growth might benefit other plants, creating better biodiversity
- The old railway embankment alongside the Lucy Placket Playing Field — this is owned by APC and has many trees and bushes but could be enhanced with bulbs etc planted for spring colour, insects etc
- The Adderbury Court Amenity area - owned by the PC and planted with birches - this would benefit from additional planting of bulbs or even possibly shrubs
- The Ex-Crown estates area adjacent to the above - about half an acre owned now by the PC. The Primary school is working with the PC to develop this for a Forest Schools area and it is expected that they will want to increase biodiversity with new planting.
- The Rise - we have been very successful with a wild flower border at the Rise, but would like to add a small group of small fruiting, flowering trees to add more interest and biodiversity.
- Other amenity areas owned by APC around the village — Keytes Close, Rawlins Close, could also benefit from extra planting, especially Keytes Close which would benefit from low growing shrubs.

- The Adderbury Fields development – the PC may be taking responsibility for this site and it has some areas of community land which could be enhanced and improved for biodiversity

Adderbury Parish Council requests that the allocation of Section 106 funds for community projects is made after consultation with the Parish Council and that the PC is asked to confirm any agreement with the Developer prior to it being finalised.

19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road, Adderbury

Adderbury Parish Council has objected to previous applications on this land and does not think that this application has altered significantly from those. The Parish Council requests that all previous objections are also noted.

Adderbury Parish Council objects to the above renewed planning application, on the following grounds:

1. There is no requirement in Cherwell District Council's Local Plan for further development in the rural areas such as Adderbury and Cherwell District Council (CDC) has demonstrated a 5.6 year housing land supply.
2. The site is outside the village built up settlement area and is in open countryside, therefore development is contrary to CDC policies as well as the made Adderbury Neighbourhood Plan (ANP), Policy AD1.
3. A proposal of 55 houses is over development of the site.
4. This area is designated as being of High Landscape Value and housing would detract from the rural landscape. This is an important open and rural area on the approach to the village and it would be detrimental to the approach to the village from the south.
5. Development on this site would detract from important views of the Church and the original and historic centre of the village, being detrimental to the visual amenities of the site. The importance of views of the Church has been stated elsewhere by Historic England and the same points apply here.
6. It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the Parish.
7. The proposed design does not reflect the character of the linear layout of existing dwellings along Berry Hill Road, which is the subject of ANP Policy AD16.
8. This application might set a precedent which could encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties, and opposite.

If Cherwell District Council is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and a general list of the Parish Council's requests are attached, but the Parish Council wishes to add the following points:

- a) The Parish Council welcomes the applicant's proposal to add a paved footpath to link this site with both the Horn Hill Road and the Oxford Road, with the required crossings to existing footpaths.
- b) The Parish Council has an ongoing programme of traffic calming currently being discussed with Oxfordshire County Council, which includes this area of the village and has some specific plans for the Berry Hill Road, including a proposal to put a 'give and take' pair of small islands under the first lamp column and potentially narrowing along the length of the road to encourage drivers to reduce speed. Section

106 funding for this would be welcomed, but also some discussion between the Parish Council, OCC and any potential applicants would be required.

- c) The Parish Council is currently developing a new village hall with indoor sports and sports pitches further along the Berryhill/Milton Rd, within a 5 minute walk of this application, under Policy AD18 of the Adderbury Neighbourhood Plan. As this will benefit any new residents, the Parish Council requests a S106 contribution towards this project, which should be in proportion to the number of new families using the facility.

Should Cherwell District Council's Planning Officer be minded to support this application, the Parish Council requests that it is invited for discussions on any possible community contributions, such as those outlined above.

Theresa Goss
Clerk to Adderbury Parish Council
2 July 2019

19/00963/OUT, OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road, Adderbury

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1. There is no requirement in Cherwell District Council's Local Plan for further development in the rural areas such as Adderbury and Cherwell District Council (CDC) has demonstrated a 5.6 year housing land supply.
2. The site is outside the village built up settlement area and is in open countryside, therefore development is contrary to CDC policies as well as the made Adderbury Neighbourhood Plan (ANP), Policy AD1.
3. A proposal of 40 houses is over development of the site.
4. This area is designated as being of High Landscape Value and housing would detract from the rural landscape. This is an important open and rural area on the approach to the village and it would be detrimental to the approach to the village from the south.
5. Development on this site would detract from important views of the Church and the original and historic centre of the village, being detrimental to the visual amenities of the site. The importance of views of the Church has been stated elsewhere by Historic England and the same points apply here.
6. It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the Parish.
7. The proposed design does not reflect the character of the linear layout of existing dwellings along Berry Hill Road, which is the subject of ANP Policy AD16.
8. This application might set a precedent which could encourage further applications for development in land adjacent to this, behind the other Berry Hill Road properties, and opposite.

If Cherwell District Council is minded to approve this application, Adderbury Parish Council would request that there is a provision for community benefit and a general list of the Parish Council's requests are attached, but the Parish Council wishes to add the following points:

- a) The Parish Council welcomes the applicant's proposal to add a paved footpath to link this site with both the Horn Hill Road and the Oxford Road, with the required crossings to existing footpaths. However, residents should be consulted accordingly to establish whether they would like a new footpath. If they do, then it should be fairly narrow and in-keeping with the area.
- b) The Parish Council has an ongoing programme of traffic calming currently being discussed with Oxfordshire County Council, which includes this area of the village and has some specific plans for the Berry Hill Road, including a proposal to put a 'give and take' pair of small islands under the first lamp column and potentially

narrowing along the length of the road to encourage drivers to reduce speed. Section 106 funding for this would be welcomed, but also some discussion between the Parish Council, OCC and any potential applicants would be required.

- c) The Parish Council is currently developing a new village hall with indoor sports and sports pitches further along the Berryhill/Milton Rd, within a 5 minute walk of this application, under Policy AD18 of the Adderbury Neighbourhood Plan. As this will benefit any new residents, the Parish Council requests a S106 contribution towards this project, which should be in proportion to the number of new families using the facility.

Should Cherwell District Council's Planning Officer be minded to support this application, the Parish Council requests that it is invited for discussions on any possible community contributions, such as those outlined above.

Theresa Goss
Clerk to Adderbury Parish Council
31 October 2019

Adderbury Parish Council

Requests for Community Benefits from a Section 106 Agreement

In respect of planning application 19/00963/OUT, Hollins Strategic Land LLP, OS Parcel 9100 Adjoining and East of Last House Adjoining and North Of, Berry Hill Road, Adderbury – To consider the resubmission of outline application 17/02394/OUT for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access).

OCC - Highways Items

- Traffic calming measures.- a number of problem areas of the village to be identified by the Parish Council, but includes junction of Horn Hill Road and Berry Hill Road and addresses traffic speed, volume and enforcement (see particular request in the Parish Council's response to this application)
- New footpath on Berry Hill Road up to the new community facility on Milton Road and also Horn Hill Road, and repairs where necessary, following consultation with residents.
- Subsidy for the S4 bus service which goes through Adderbury
- Subsidy for a new bus service which would go along Aynho Road to Banbury Business Park

Environment

- Ongoing projects at the Lakes
- A biodiversity project in village - eg wild flower meadows

Seating

- Extra seats for the village (new areas and replacing of seats)

Sports facilities

- Sports equipment for use on the Parish Council's land on Milton Road where a new pavilion and sports pitches are being built. This could be for football, netball, cricket and running or for equipment generally around the village once sites have been identified by the Parish Council
- Outdoor table tennis table by the MUGA in the Lucy Plackett Playing Field
- Outdoor adult gym equipment
- Provision for indoor sports in new village hall on Milton Road land

Structural

- Contribution to refurbishment of the Friends Meeting House, which is a Grade 2* listed building maintained by the Parish Council
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Play Equipment

- New play equipment and refurbishing present equipment in all of the play areas

Education

- All funds for education to go to the proposed expansion of Christopher Rawlins Primary School.
- Donation to the Christopher Rawlins Primary School 'One More Brick In The Wall' fundraising project for classroom equipment following the School expansion

General

- Contribution to a fund for the running of the library service in Adderbury
- Contribution for ecological development of various amenity land owned by the PC e.g. trees, seating, or wild flower meadow.

Adderbury Library - Financial support for Adderbury Parish Council's contribution to running Adderbury library including:

- Increasing capacity for more customers including additional storage to release space for more shelving and books; and
- Increasing capacity by extending opening hours with 24-hour access for library members through access technology.

Biodiversity Projects

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- The Ex-Crown estates area adjacent to the above - about half an acre owned now by the PC. The Primary school is working with the PC to develop this for a Forest Schools area and it is expected that they will want to increase biodiversity with new planting.
- The Rise - we have been very successful with a wild flower border at the Rise, but would like to add a small group of small fruiting, flowering trees to add more interest and biodiversity.
- Other amenity areas owned by APC around the village — Keytes Close, Rawlins Close, could also benefit from extra planting, especially Keytes Close which would benefit from low growing shrubs.
- The Adderbury Fields development – the PC will possibly be taking over maintenance of the site and it has some areas within the community land which could be enhanced and improved for biodiversity

Adderbury Parish Council requests that the allocation of Section 106 funds for community projects is made after consultation with the Parish Council and that the PC is asked to confirm any agreement with the Developer prior to it being finalised.

From: Ellen Boardman
Sent: 10 July 2019 17:44
To: Caroline Ford
Subject: Planning Application Consultation - 19/00963/OUT

Hi Caroline

I have looked at the area and note that there are a number of trees located to the north, south and east bordered of the site. There is also a significant tree located on adjacent land to the western boundary. The report indicates that the category A trees of high value are located to the north and west sides of the site. The trees to the south and east sides are of moderate value. The trees to the south and east form a screen to the proposed development . I would recommend that the trees are retained as part of the proposals and that an Arboricultural Method Statement is submitted to illustrate how the trees will be protected for the duration of the construction activity onsite.

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 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 – To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Thanks

Ellen

Ellen Boardman

Arboricultural Officer (north)
Environmental Services
[Cherwell District & South Northants Councils](#)

From: Ellen Boardman

Sent: 31 October 2019 17:45

To: Caroline Ford

Subject: Planning consultation for application reference: 19/00963/OUT

Hi Caroline

Looking at the outline plans the high category trees have been considered and are a suitable distance from the proposed development. The position of properties and associated hard standing should be considered in relation to the root protection areas and future conflict with buildings and gardens. In addition my comments of 10/07/19 still stand.

Thanks

Ellen

Ellen Boardman

Arboricultural Officer (north)

Environmental Services

Cherwell District & South Northants Councils

From: publicaccess@cherwell-dc.gov.uk [<mailto:publicaccess@cherwell-dc.gov.uk>]
Sent: 18 June 2019 18:22
To: Public Access DC Comments
Subject: Consultee Comments for Planning Application 19/00963/OUT

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

Comments were submitted at 6:21 PM on 18 Jun 2019 from Mr Don McAllister (donald.mcallister@cherwellandsouthnorthants.gov.uk) on behalf of Building Control (CDC).

Application Summary

Reference: 19/00963/OUT

Address: OS Parcel 9100 Adjoining And East Of Last House
Adjoining And North Of Berry Hill Road Adderbury

Proposal: Re-submission of application 17/02394/OUT - Outline
planning permission for up to 55 dwellings with
associated landscaping, open space and vehicular access
off Berry Hill Road.

Case Officer: Caroline Ford

[Click for further information](#)

Comments Details

Comments: I have looked at the proposals and confirm a Building
Regulations application will be required.
A site investigation report should be submitted to
determine foundation design and presence of ground
contamination, drainage design etc.
Consultation with O.F.R.S is advised for access and
facilities for fire fighting vehicles.

Consultee Comment for planning application 19/00963/OUT

Application Number	<input type="text" value="19/00963/OUT"/>
Location	<input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>
Proposal	<input type="text" value="Resubmission of application 17/02394/OUT ? Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)"/>
Case Officer	<input type="text" value="Caroline Ford"/>
Organisation	<input type="text" value="Building Control (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Building Control Surveyors"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="No comment"/>
Received Date	<input type="text" value="21/10/2019 08:57:28"/>
Attachments	

Rachel Tibbetts

From: Caroline Ford
Sent: 02 December 2019 17:40
To: DC Support
Subject: FW: 19/00963/OUT

Please scan onto 19/00963/OUT

Thanks

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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Follow us on Twitter @Cherwellcouncil

From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 02 December 2019 11:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: 19/0063/OUT

19/0063/OUT

OS Parcel 100 adjoining and East of last house adjoining and North of Berry Hill Road Adderbury

Caroline

With regard to the above application an Ecological Appraisal and Biodiversity Impact Assessment has been carried out, with an updated walkover of the site in 2019. The site comprises largely semi-improved and improved grassland which will be largely lost under the proposals with a couple of additional habitats proposed to be created. The surveys carried out to date are fine, should permission be granted additional surveys will be required in certain conditions (nesting bird surveys if vegetation removed within breeding season, precautionary working methodology for Great Crested Newts throughout, Bat surveys if trees with potential are proposed to be felled, a pre-commencement badger survey and pre-commencement walkover survey for invasive species). These are mostly outlined in table 6.2 of the Ecological Appraisal and can be conditioned as such but with a note to also state that they should adhere to additional recommendations in the Addendum Ecological note 2019. As nests were found in the stables a mitigation strategy for swallows should be put in place.

The Biodiversity Impact Assessment shows that approximately 4% net gain could be achieved on site with the current proposed layout. Some of the Semi-improved grassland is to be fenced off and it is likely that this could achieve a moderate condition. Much of the semi-improved grassland remaining however is adjacent to the amenity grassland and publicly accessible and therefore I wonder if moderate condition will be feasible long-term here. Will fencing be feasible if there are footpaths through to the North? Either way CDC has recently agreed that we will follow guidance to seek to achieve a minimum of 10% in biodiversity net gain. They list creation of standing water also but this is not shown on the illustrative biodiversity layout – where will it be sited? In the fenced off area to the North? I would argue therefore that more needs to be achieved here in the final scheme for the level of net gain to be acceptable and wouldn't rule out the need for off-setting. I could not find a linear habitat assessment but presume that hedgerows are to be retained and enhanced?

Some biodiversity enhancements are suggested on site within the Ecological Appraisal and these should be included within a Biodiversity Enhancement Scheme or as part of a LEMP. We seek a minimum of the equivalent of one bat or bird provision per dwelling in developments and therefore at least 40 bat bricks or bird boxes and swift/sparrow bricks should be included throughout the development (with regard to most appropriate locations/clustering) and except where on trees integrated into the fabric of the buildings in order to ensure their ongoing retention. In addition they should include on the development hedgehog highways, insect boxes, log piles, bat and bird provisions on trees, green roofs on outbuildings where possible – this would contribute to a net gain.

A lighting strategy would be needed to include exterior security/functional lighting on dwellings which should be pre-fitted to ensure that it is located sensitively with regard to boundary vegetation and its use by bats and other nocturnal species.

Please get back to me with any queries

Kind regards

Charlotte

Dr Charlotte Watkins

Ecology Officer

Tel: 01295 227912

Email: Charlotte.Watkins@Cherwell-DC.gov.uk

www.cherwell.gov.uk

Office hours: Monday and Wednesday mornings

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From: Neil Whitton
Sent: 11 June 2019 14:04
To: Caroline Ford
Cc: DC Support
Subject: 19/00963/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

Environmental Protection has the following response to this application as presented:

Noise: Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Contaminated Land: Having studied the phase 1 report submitted with the application it states that a further intrusive investigation (phase 2) study is required. I would therefore recommend that if permission is granted the standard contaminated land conditions are in place but noting that phase 1 has been carried out.

Air Quality: Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified.

No dwelling hereby permitted shall be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling.

Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Kind Regards

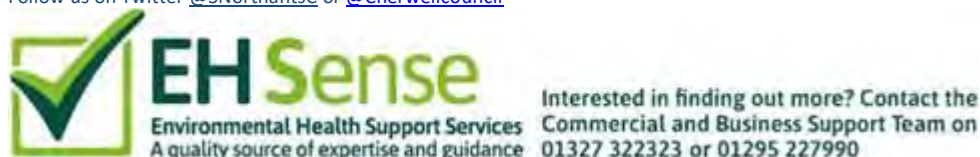
Neil Whitton
Environmental Protection Officer
Environmental Health and Licensing
Cherwell District Council and South Northamptonshire Council
Tel - 01295 221623

Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

<http://www.cherwell.gov.uk/> and www.southnorthants.gov.uk

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From: Nicky Wells
Sent: 31 October 2019 18:32
To: Caroline Ford
Subject: 19/00963/OUT Up to 40 dwellings off Berry Hill Road (re submission)

Hi Caroline

Comments unaltered from response below

“From: Neil Whitton
Sent: 11 June 2019 14:04
To: Caroline Ford
Cc: DC Support
Subject: 19/00963/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

Environmental Protection has the following response to this application as presented:

Noise: Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.

Contaminated Land: Having studied the phase 1 report submitted with the application it states that a further intrusive investigation (phase 2) study is required. I would therefore recommend that if permission is granted the standard contaminated land conditions are in place but noting that phase 1 has been carried out.

Air Quality: Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified.

No dwelling hereby permitted shall be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling.

Reason - To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Kind Regards

Neil Whitton
Environmental Protection Officer
Environmental Health and Licensing
Cherwell District Council and South Northamptonshire Council”

Nicky Wells BSc (Hons), AMIOA, MRSH
Environmental Protection Officer
Regulatory Services and Community Services
Cherwell District Council



Historic England

Ms Caroline Ford
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 0207 973 3632

Our ref: P01080315

24 June 2019

Dear Ms Ford

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE ADJOINING AND
NORTH OF BERRY, HILL ROAD, ADDERBURY
Application No. 19/00963/OUT**

Thank you for your letter of 11 June 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

This is a resubmission of application 17/02394/OUT, therefore our original advice relating to this application still stands- please refer to Rachel Fletcher's most recent letter dated 13th March.

Yours sincerely

Richard Peats

Inspector of Historic Buildings and Areas
E-mail: richard.peats@HistoricEngland.org.uk

cc:



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

Ms Caroline Ford
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 0207 973 3700

Our ref: P01080315

6 November 2019

Dear Ms Ford

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE ADJOINING AND
NORTH OF BERRY, HILL ROAD, ADDERBURY
Application No. 19/00963/OUT**

Thank you for your letter of 11 June 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

As set out in our original comments, we consider that views of St Mary's church from surrounding public vantage points, including roads and footpaths, are an important part of the significance of the church. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.

This proposal reduces the number of dwellings that outline permission is being sought for to 40.

As with earlier versions of this scheme, indicative layout and supporting information acknowledges and establishes the importance of views of the church from Berry Hill Road, which is welcomed and we also acknowledge that allowing public access to proposed green space in the north of the site would enable new, clear views of the church, which would allow for a better appreciation of this building within the landscape. However, the reduction in dwelling numbers and amended layout do not fully address our concerns regarding this application. The amended masterplan



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suggests 1 channelled view of the church from the access point to the western end of the proposed estate (pedestrian) and along the estate road but the separation gap between dwellings appears too close to ensure that these views are clear. Furthermore, the views are over landscaped areas or front gardens, which would potentially be planted with trees or filled with paraphernalia, and provides little certainty of views being maintained over the long term. Along the eastern side of the development, however, the indicative plan shows fewer houses and greater scope for maintained views towards St Mary's church, which is welcomed.

This proposal's indicative layout show adjustments which could result in improved views of the church from Berry Hill Road and that views from within the site could be enhanced through increased public accessibility. However, we recommend that in order to minimise the harm to the significance of the church the layout of the scheme could be further improved, to provide a sufficiently broad and permanent view from Berry Hill Road towards St Mary's at the western end of the development.

Any harm to a listed building must have clear and convincing justification as set out at paragraph 194 of the National Planning Policy Framework and paragraph 196 requires this harm to be weighed against the public benefits of the application. With further refinements needed to the layout of the scheme we remain of the opinion that the harm to St Mary's church and the historic landscape is not justified because this outline scheme does not provide definitive information on the key matter of building layout and landscaping. This may be a matter that the Council is content can be handled through reserved matters.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 194 and 196 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Historic England



Rachel Fletcher

Assistant Inspector of Historic Buildings and Areas

E-mail: Rachel.Fletcher@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

From: Landscape Services (CDC)

To: Assistant Director for Economy and Regeneration

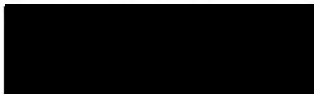
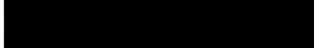
FAO: Caroline Ford

Your Reference: 19/00963/OUT

Our Reference: *UW*

Date of Consultation: 07.06.2019

Target Date for Response: 21 days

Application/Site Reference:		19/00963/OUT	
Development Location:		OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury	
Development Proposal:		Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.	
Planning Obligation Requirement :			
<i>LAP</i>			
Justification Policies:			
<i>CLP., SPD, Fields in Trust</i>			
Detail:			
<i>LAP on site</i>			
Detail Specification:		<i>400m² area</i>	<i>overlooked</i>
Trigger for works/Contribution:		<i>100m² activity area</i>	<i>100/1 minute walk from dwellings</i>
Committed sum:			
Capital:		Revenue:	<i>30,702.02</i>
		Indexation:	<i>BICS all in tender index</i>
Capital Management:		Revenue Management:	
Standard Heads of Terms:			
CDC Contact:			Ext: <i>1711</i>
Signed:			Date: <i>24/6/19</i>

PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

From: Landscape Services (CDC)

To: Assistant Director for Economy and Regeneration

FAO: Caroline Ford

Your Reference: 19/00963/OUT

Our Reference: JW

Date of Consultation: 07.06.2019

Target Date for Response: 21 days

Application/Site Reference:		19/00963/OUT	
Development Location:		OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury	
Development Proposal:		Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.	
Planning Obligation Requirement :			
LEAP			
Justification Policies:			
CLP, SPD, Fields in Trust			
Detail:			
On-site			
Detail Specification:		400m ² Activity area 3600m ² Total area	overlooked. 5 minute from dwellings?
Trigger for works/Contribution:			
Commuted sum:			
Capital:		Revenue:	123,950.82
		Indexation:	B100 all in feeder index
Capital Management:		Revenue Management:	
Standard Heads of Terms:			
CDC Contact:	[Redacted]		Ext: 1711
Signed:	[Redacted]		Date: 24/6/19

PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

From: Landscape Services (CDC)

To: Assistant Director for Economy and Regeneration

FAO: Caroline Ford

Your Reference: 19/00963/OUT

Our Reference: JW

Date of Consultation: 07.06.2019

Target Date for Response: 21 days

Application/Site Reference:	19/00963/OUT		
Development Location:	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury		
Development Proposal:	Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.		
Planning Obligation Requirement :			
Public open space			
Justification Policies:			
CLP, SPD			
Detail:			
55 55 dwellings x 23m ² x 2.49 = 3149.85m ²			
Detail Specification:			
Trigger for works/Contribution:			
Committed sum:			
Capital:		Revenue:	9.82m ²
		Indexation:	BICS all in tender index
Capital Management:		Revenue Management:	
Standard Heads of Terms:			
CDC Contact:	[REDACTED]		Ext: 1711
Signed:	[REDACTED]		Date: 24/6/19

PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

From: Landscape Services (CDC)

To: Assistant Director for Economy and Regeneration

FAO: Caroline Ford

Your Reference: 19/00963/OUT

Our Reference:

Date of Consultation: 07.06.2019

Target Date for Response: . 21 days

Application/Site Reference:	19/00963/OUT		
Development Location:	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury		
Development Proposal:	Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.		
Planning Obligation Requirement :			
SUDS - Balancing Pond.			
Justification Policies:			
CUP , SPD			
Detail:			
Detail Specification:			
Trigger for works/Contribution:			
Commuted sum:			
Capital:		Revenue:	51.39m2
		Indexation:	BICS all in flender index
Capital Management:		Revenue Management:	
Standard Heads of Terms:			
CDC Contact:		Ext:	711
Signed:		Date:	24/6/19

From: Judith Ward
Sent: 24 June 2019 15:37
To: Caroline Ford
Subject: 19/00963/OUT Land N Berry Hill, Adderbury

Hi Caroline

I've reviewed the current application 19/00963/OUT against the previous one 17/02394/OUT.

The layout is the same and the LVIA by Viridian the same so my comments made on 22nd March 2018 still stand.

I'll re-issue the planning obligations as the rates have changed.

Kind regards
Judith

Judith Ward
Landscape Planning Officer
Cherwell District & South Northants Councils

 01295 221711

 01295 221878

<mailto:Judith.ward@cherwellandsouthnorthants.gov.uk>

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From: Judith Ward
Sent: 24 June 2019 15:27
To: Caroline Ford
Subject: 17/02394/OUT Land N of Berry Hill Adderbury. Comments from 22/3/18

Hi Caroline

I am disappointed that the D and A statement does not include principles that inform the detailed landscape design. The Play area should be located within the development so that it is overlooked.

Landscape and Visual Assessment

No agreement was made regarding the provision of additional information. Due to time pressure I was not able to give an opinion.

The photographs provided don't indicate the extent of the development on the site which is disappointing.

Visual effects

I have visited the viewpoints. My comments are as follows;

VP1a. Glimpsed view into site currently, the suggested construction of visibility splays show minor loss of vegetation, I am surprised by this and would expect to see more loss. This is only indicative and has not been subject to highways scrutiny. It is highly likely that the boundary hedgerow will be reduced in height as at both developments along Milton Road, therefore houses will be clearly visible above a hedge reduced in height. I feel that the assessment under-estimates the significance of the effect.

VP2a. Similar comments to above. Church spire visible only through narrow field of view as a glimpse if the development is built. Effects under-estimated.

VP3a. Hedge removal for visibility splays is likely to open up views into the site. Hedge cutting will open up views of upper storey of dwellings. The hedgerow is thin at the base and leggy so allowing glimpses through. Insufficient space for 'woodland planting' Visual effects underestimated.

VP4a. Site fully visible through gaps in hedgerow. New planting on corner may filter the open view of the site in time.

VP5a. Open views across the site. Hedgerow along Berry Hill Road will be obscured by housing which will fill the middle distance view. Very little mitigation planting shown.

VP6a. This is the extent of the current village. There will be a pavement along this stretch of road increasing the number of receptors. New houses along Berry Hill Road will be visible through the leggy hedge and above if expected trimming takes place.

VP7. This viewpoint seems to have been chosen where the development would be minimally visible. I could clearly see The End House from further north from VP7 and would therefore be able to see the development.

VP8. Gaps in hedgerow permit views into site. This will be partly filled with development under the proposal. There is practically no new planting on the open space.

VP9. This view shows the leggy hedge which is more a line of leggy trees which doesn't provide a very effective screen. The view to the church will be a very restricted glimpse through a narrow field of view.

VP10. A viewpoint facing away from the development is not very relevant.

VP11. There may just be glimpses of houses from this Viewpoint.

VP12. The photo caption mentions the surface of the site. The proposed development should be assessed not the ground. The development would only be visible in glimpses from this viewpoint.

VP13. No view of site

VP14. Filtered views of site through hedgerows, glimpses of development in the distance may be possible

VP15. Site obscured by intervening hedgerows

VP16 Site not visible

In addition there are extensive views from PRow101/6 to the north of the site towards the proposed development which would be difficult to mitigate.

Conclusion

Whilst the development has limited visibility in the wider landscape there are many other reasons why I believe that it is undesirable.

The site is surrounded by open countryside apart from one dwelling adjacent at one corner. End house and the dwelling opposite mark the end of the built up area of Adderbury. As you turn off Oxford road it is not clear where the village of Adderbury starts. The site is an important green open space on the edge of the settlement that makes a significant contribution to the character and appearance of Adderbury.

The proposed development is out on a limb visually and intrudes into open countryside.

The existing settlement pattern along Berry Hill Road is one of low density large detached houses with long drives and large gardens. This development does not follow that pattern and is out of character with it. The urban form proposed will not integrate into the existing settlement pattern.

The site allows an attractive view of the Church which would mostly be lost, it would only be available as a fleeting glimpse from Berry Hill Road.

The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is more like a line of weak trees which would require works that would make it less effective as a screen. Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections will be removed for visibility splays and provision of a footpath link. The remainder is likely to be reduced in height, weakening the screen.

If permitted the development would result in Adderbury village starting as soon as you turned off Oxford road which would negatively affect the setting of the village.

For the above reasons I do not support this proposal.

Kind regards

Judith Ward

Landscape Planning Officer

Cherwell District & South Northants Councils



01295 221711



01295 221878

<mailto:Judith.ward@cherwellandsouthnorthants.gov.uk>

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From: Judith Ward
Sent: 28 October 2019 14:33
To: Caroline Ford
Subject: 19/00963/OUT OS Parcel 9100 Berry Hill, Adderbury

Hi Caroline

The revised submission reduces the number of dwellings from 55 to 40 resulting in the dwellings being set further from the eastern boundary and northern boundary. There is little evidence of the difference that this might make.

I've had a look at the revised LVA. I would have thought that the statement in 2.1.1 that 'surrounding vegetation'.....' provide substantial separation of the site from its context , and in particular the village of Adderbury' is something that is not desirable and therefore does not support the application. In addition in 2.1.2 'The magnitude of those changes (ie reducing the number of dwellings) is not sufficient to change the significance of the effects.

There is not a substantial tree belt along Berry Hill Road, the photographs submitted show that there is a gappy hedge.

The photographs are of limited use as they describe only. Wirelines would have helped. From VP 5 the development will be clearly visible in the foreground .

VP1 I am not sure that I am convinced that the slight possibility of the church spire being possibly more visible in this latest proposal is sufficient to reduce the effect of the development.

The comments I made in conclusion on 22nd March 2018 still stand see below

Whilst the development has limited visibility in the wider landscape there are many other reasons why I believe that it is undesirable.

The site is surrounded by open countryside apart from one dwelling adjacent at one corner. End house and the dwelling opposite mark the end of the built up area of Adderbury. As you turn off Oxford road it is not clear where the village of Adderbury starts. The site is an important green open space on the edge of the settlement that makes a significant contribution to the character and appearance of Adderbury.

The proposed development is out on a limb visually and intrudes into open countryside.

The existing settlement pattern along Berry Hill Road is one of low density large detached houses with long drives and large gardens. This development does not follow that pattern and is out of character with it. The urban form proposed will not integrate into the existing settlement pattern.

The site allows an attractive view of the Church which would mostly be lost, it would only be available as a fleeting glimpse from Berry Hill Road.

The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is more like a line of weak trees which would require works that would make it less effective as a screen. Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections will be removed for visibility splays and provision of a footpath link. The remainder is likely to be reduced in height, weakening the screen.

If permitted the development would result in Adderbury village starting as soon as you turned off Oxford road which would negatively affect the setting of the village.

For the above reasons I do not support this proposal.

Kind regards
Judith

Judith Ward
Landscape Planning Officer
Cherwell District & South Northants Councils

Rachel Tibbetts

From: Caroline Ford
Sent: 05 November 2019 10:33
To: DC Support
Subject: FW: 19/00963/OUT - Berry Hill Road, Adderbury

Please can you record and scan onto the above?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Thomas Darlington <Thomas.Darlington@Cherwell-DC.gov.uk>
Sent: 05 November 2019 10:19
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: 19/00963/OUT - Berry Hill Road, Adderbury

Caroline,

I can confirm we would be happy to support the use of the outdoor sports and community hall S106 contributions towards the Parish Council led project off Milton Rd. Specifically, we should be seeking:

Off-site Outdoor Sports Contribution – 40 dwellings x £2,017.03 contribution per dwelling = £80,681.80 towards the development of sports pitches and changing facilities off Milton Rd in Adderbury.

Community Hall Contribution – 40 dwellings x 2.49 avg. people per dwelling x £520 contribution per person = £51,792 towards the development of community hall facilities off Milton Rd in Adderbury.

And

Off-site Indoor Sports Contribution – 40 dwellings x 2.49 avg. people per dwelling x £335.32 contribution per person = £33,397.87 towards the expansion of / improvements at Spiceball Leisure Centre in Banbury (which will serve the new residents).

Let me know if you require further detail / clarification.

Kind regards,

Tom

Tom Darlington
Senior Community Infrastructure Officer
Cherwell District Council
Direct dial: 01295 221693

thomas.darlington@cherwell-dc.gov.uk

www.cherwell.gov.uk

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 04 November 2019 17:00

To: Community Infrastructure <Community.Infrastructure@Cherwell-DC.gov.uk>

Cc: Thomas Darlington <Thomas.Darlington@Cherwell-DC.gov.uk>; Michael Forester <Michael.Forester@Cherwell-DC.gov.uk>

Subject: 19/00963/OUT - Berry Hill Road, Adderbury

Hi there,

A consultation was sent to you on the above application in June 2019 and I don't think I had a response – a further consultation was sent on the 10 October 2019 and I also haven't had a response on that. Is it possible for you to advise me whether you have any comments and whether there are any required S106 matters for this site? On the previous application for 17/02394/OUT (which went to appeal but was withdrawn), S106 requests were made and so would it be the same requests now but reduced proportionately down to 40 dwellings? If so, please can you also provide me with the justification as to what the contribution would be used towards?

The application will be recommended for refusal again in all likelihood and the Parish Council are objecting, however they have stated that if CDC were to recommend approval, then they would like us to seek a contribution towards their new village hall with indoor sports and sports pitches on the Milton Road site. If a request is made towards community hall/ sports facilities, could this contribution be used towards this parish council led project? I need to know what contributions are required to report to committee and additionally, if this goes to appeal then we would need to negotiate a S106.

Many thanks,
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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

District: Cherwell

Application No: 19/00963/OUT

Proposal: Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Response date: 15th July 2019

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	7
2-bed dwellings	14
3-bed dwellings	24
4-bed & larger dwellings	10

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	143
Primary pupils	16.84
Secondary pupils	10.28
Sixth Form pupils	1.56
SEN pupils	0.34
Nursery children (number of 2 and 3 year olds entitled to funded places)	4.25

20 - 64 year olds	99.24
65+ year olds	10.71
0 - 4 year olds	15.19

Application no: 19/00963/OUT

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

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 outweighs 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 - £3500**
This is 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: 19/00963/OUT

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Transport Schedule

Recommendation:

Objection for the following reason(s):

- Proposals relate to a previously approved access arrangement (Drawing No. 1899-F01 Rev C) but this has not been submitted with this application.

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 below.

S106 Contributions

As set out in the submitted report entitled "Response to Highway Comments – February 2018" which was in response to matters raised by OCC to mitigate and improve highway safety, the applicant accepted the requested contributions.

It is noted that the application is outline and therefore the level of contributions with respect to public transport services would be subject to amendment, should the final size be different to this.

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	55,000	January 2018	RPI-x	Enhancement of public transport services serving the site. Pump priming of bus services on the A4260.
Public transport infrastructure (<i>if not dealt with under S278/S38 agreement</i>)	10,000	January 2018	Baxter	Towards the provision of two sets of bus stop poles and premium route standard flags, and bus shelters (£4,000 will be transferred to the Adderbury Parish Council as a commuted sum for maintenance of the shelter).
Public Rights of Way	20,000	January 2018	Baxter	Access mitigation measures on the footpaths to east and north of the site (Adderbury Footpaths 13, 6, 5 and 24 and Bridleway 9). This

				would fund surface improvement, signing and furniture along the routes.
Traffic Reg Order (if not dealt with under S278/S38 agreement)	3,120	June 2019	RPI-x	Administration costs towards a Traffic Regulation Order to enable the relocation of the existing 30mph/derestricted speed limit on Berry Hill Road from its current location to a point further south by the junction with the A4260 to bring the entire Berry Hill Road under 30mph.
Total	£88,120			

Key points:

- A Traffic Regulation Order (TRO) is required under the Road Traffic Regulation Act 1984 to enable the relocation of an existing speed limit on Berry Hill Road to bring the proposed access within suitable speed limits.

Comments:

Access

The primary vehicular and pedestrian access is proposed to be taken via an existing access off Berry Hill Road. This access is located within a section of Berry Hill Road that is subject to national speed limit. Para 2.6.2 of the Transport Statement (TS) suggests that the 30mph speed limit shall be extended to cover the entirety of Berry Hill Road right up to the junction with the A4260 Oxford Road.

The application proposes to implement a new footway along the northern side of Berry Hill Road to provide a direct pedestrian link between the site and the remainder of the village of Adderbury (up to Horn Hill Road). This link will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly. In addition to that, a new crossing point within a pedestrian refuge with associated dropped kerbs and tactile paving along the A4260 Oxford Road shall be provided. These improvements are welcomed.

It is picked up from a supporting document entitled "Response to Highway Comments - April 2018" that there has been a later version of the site access arrangements referenced by **Drwg No: 1899-F01 Rev C** whose details have been agreed with the Highway Authority. The site access drawing presented as part of this application is however a different version referenced as **Drwg No: 1899-F01 Rev B**.

It is also noted that a number of issues as presented in the TS have been modified or updated in principle at the back of discussions with OCC officers along the way,

but the corresponding TS has not been updated to reflect those changes. As such, the updated proposals (as written in the “Response to Highway Comments – Feb 2018” and subsequent “Response to Highway Comments - April 2018”) do not correspond to the TS submitted in support of this application. This application being outline, seeking planning permission on the general principles must clearly present the right access arrangement for review. Without this, the application cannot be supported. **(Reason for objection)**

Accident Analysis

It is noted from the “Response to Highway Comments – April 2018” submitted in support of this application that further accident analysis was undertaken back in February 2018 as part of the previous planning application on this site for 60 dwellings. I consider this survey to still be valid (within date) despite the fact that there has been a recent fatal accident having occurred on the local network from the time that survey was undertaken. In review of this application, this recent accident has been given due consideration.

PROW

In a previous application on this site under planning ref: 17/02394/OUT it was noted that the right of way to the north of the site shall likely be affected and measures were sought to ensure the public footpath is maintained and also improved. The provision of £20,000 for offsite PRow measures is welcomed, especially if trigger can be advanced. Also welcomed is the integration of the site within its footprint and the surrounding/connecting green infrastructure network. The provision of informal POS and paths is also welcomed. Note that these need to be managed in perpetuity as part of the landscape management plan.

Travel Plan

It is a quite a walk to the nearest bus stop especially from the middle of the development.

There are limited evening and Sunday bus services.

There are no footpaths along Berry Hill Road – the provision of additional footways and crossing points (as mentioned within paragraphs 2.5.4 and 2.5.5 of the transport statement) are welcomed.

The primary school in Adderbury has in the past suffered from inconsiderate and unsafe parental parking. As this development is a considerable distance from the school, I am concerned that the car will be the default option adding to the problematic situation outside school. The school has produced a School Travel Plan.

As this development is for 55 dwellings a Travel Plan Statement will be required. This should be produced prior to first occupation. Further information as to what should be included within the statement can be found within appendix 4 of the OCC guidance document – ‘Transport for New Developments – Transport Assessments and Travel Plans March 2014’.

A Residential Travel Information Pack is also required. This should be produced prior to first occupation and then distributed to all residents at the point of occupation.

Reason – to ensure all residents are aware of the travel choices available to them from the outset. Further information as to what is required can be found within the OCC guidance sheet attached with this response.

Please could cycle parking be included within each residential boundary, either within a garage or a garden shed.

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

£55,000 Public Transport Service Contribution indexed from 2018 Q1 using RPI-x

Towards: Enhancement of public transport services serving the site. Pump priming of bus services on the A4260.

Justification: Local Transport Plan 4, Policy 34. Oxfordshire County Council will require the layout and design of new developments to proactively encourage walking and cycling, especially for local trips, and allow developments to be served by frequent, reliable and efficient public transport. To do this, we will:

- identify the requirement for passenger transport services to serve the development, seek developer funding for these to be provided until they become commercially viable and provide standing advice for developers on the level of Section 106 contributions towards public transport expected for different locations and scales of development.

Calculation: £1000 per dwelling is sought from developments served by the bus routes on the A4260 on a fair and equitable basis.

£10,000 Public Transport Infrastructure Contribution indexed from 2018 Q1 using Baxter Index

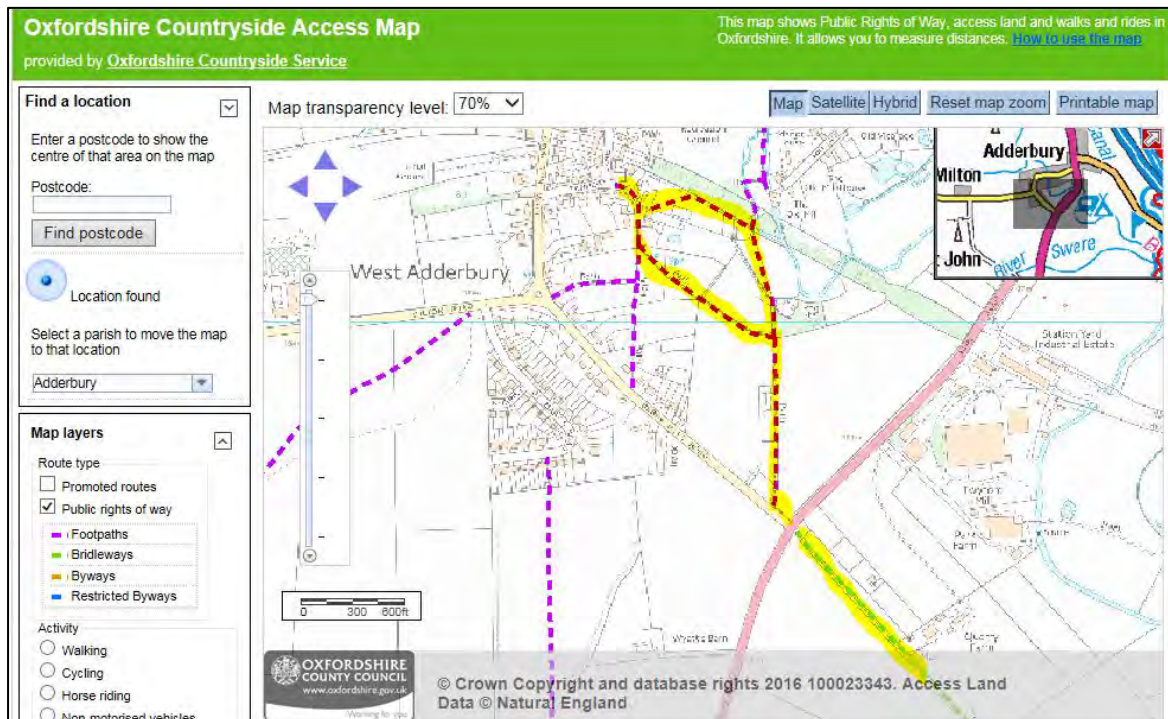
Towards: Provision of two sets of two bus stop pole and premium route standard flags, and a bus shelter (£4,000 will be transferred to the Adderbury Parish Council as a commuted sum for maintenance of the shelter).

Justification: Provision of bus stops within 400m walking distance of the development site.

Calculation: Each bus stop pole and premium route standard flags, and a bus shelter is £3000 plus £2000 commuted sum for maintenance, for two bus stops totals £10,000.

£20,000 Public Rights of Way Contribution indexed from Q1 2018 using Baxter Index

Towards: Access mitigation measures on the footpaths to east and north of the site (Footpaths 13, 6, 5 and 24 and Bridleway 9). This would fund surface improvement, signing and furniture along the routes.



Justification

a) *necessary to make the proposed development acceptable in planning terms.*
 There is expected to be an increase in numbers of residents and their visitors using the rights of way network in the vicinity of the site due to the proximity of the development. OCC Countryside Access is seeking a contribution to mitigate the impact of this increase in numbers of residents and their visitors accessing the network along these routes.

b) *directly related to the development.*
 The site has had a desk assessment to both assess the current situation and look at how public use could be protected and enhanced. With the development site at the centre, the logical and realistic public rights of way network likely to be affected is considered.

c) *fairly and reasonably related in scale and kind to the development.*
 The proposed measures are based on the desk assessment of likely costs for the measures. The proposed off-site measures are in the form of a reasonable financial contribution to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time period and under the Rights of Way Management Plan aims.

The contribution would be spent on improvements to the public rights of way in the vicinity of the development. Primarily this is to improve the surfaces of all routes to take account of the likely increase in use by residents of the development as well as new or replacement structures like gates, bridges and seating, sub-surfacing and drainage to enable easier access, improved signing etc.

Calculation

The proposed measures are based on the desk assessment of likely costs for the measures. They are not based on a standard formula or any other kind of per-dwelling or per-m² tariff system. Estimated contribution breakdown by activity:

- site surveys & assessments 5%
- habitat survey & mitigation 5%
- landowner negotiations 5%
- Materials, contractor, plant & equipment 60%
- Legal processes e.g. temporary works closures, agreement payments 5-10%
- Contract preparation & supervision 5%
- Admin costs 5%
- Contingency/Follow-up repair works 5-10%

£3,120 Traffic Regulation Order Contribution indexed from June 2019 using RPI-x

Towards: The cost of administering a Traffic Regulation Order (TRO) which, if successful, will enable the relocation of the existing 30mph/derestricted speed limit on Berry Hill Road from its current location to a point further south by the junction with the A4260 to bring the entire Berry Hill Road under 30mph. This would reduce traffic speeds in both directions.

Justification: The Contribution is necessary to make the development acceptable in planning terms as, if successful; it will enable the relocation of existing speed limit signage that is currently within the southern visibility splay of the access of the development. Locating the speed limit outside of the access will also reduce traffic speeds on this road in the vicinity of the proposed development, thereby reducing the likelihood of collisions brought about by excessive vehicle speeds. Therefore, this TRO, if applied successfully, will help provide safe and suitable access to the development in accordance with the National Planning Policy Framework.

The contribution is fair and reasonably related in scale and kind to the development as it is a fixed fee for administrative costs and does not include funding for any physical works.

S278 Highway Works:

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

- A pair of bus stops (hardstanding's) to be provided near to the proposed site entrance / exit on Berry Hill Road to be served by the current S4 bus service.
- Provision of the site access, pedestrian footways, and pedestrian crossing as shall be shown by a plan agreed to with the Highway Authority.

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. 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.

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, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, 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 Protection

The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding [0.6 m] measured from the carriageway level.

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

Travel Plan

Prior to first occupation of the development a Travel plan statement shall be submitted to the Local Planning Authority for approval.

Travel Information Pack

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

Construction Traffic Management Plan (CTMP)

Prior to commencement of the development hereby approved; a construction traffic management plan shall be submitted to and approved by the Local Planning Authority. The CTMP will need to incorporate the following in detail and throughout development the approved plan must be adhered to

- 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 0845 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.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times

Informative:

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 under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 10th July 2019

Application no: 19/00963/OUT

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Insufficient evidence provided to enable full technical drainage/flooding/SuDS assessment.

Informatives:

Refer to: Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire

Detailed comments:

No confirmed detail from Environment Agency to discharge to River Sor.
No infiltration detail supplied to support infiltration proposal (see Section 5.5.4).
MicroDrainage Storage Estimation tool should be applying 40% CC allowance.
MicroDrainage full calculation files to be supplied. Default Cv values have been used. It is felt these are not representative of the site. Recommended Cv values 0.95 for roof areas, 0.9 for hardstanding areas.
Appears to be confusion as to which Ciria SuDS manual should be referred to both C697 and C753 are referenced.
No outline drawings provided demonstrating where SuDS features are proposed to be located on site.
Greenfield discharge rates are expected. It appears the site has defaulted to 5l/s. This should be examined and if this is to be used justification to be provided.
No outline Management and Maintenance strategy provided.
FRA is dated 2017, this should be updated to fall in line with current Local and National Standards and industry best practice.
No evidence that green space on site has been used to its full potential to incorporate SuDS.
No information provided for safe ingress/egress.
No information provided for exceedance events and where surface water flows will be routed or held temporarily on site.
The FRA is closer to a Concept Design stage rather than an Outline Design stage.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 08 July 2019

Application no: 19/00963/OUT

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Education Schedule

Recommendation:

No objection subject to:

- **S106 Contributions** as summarised in the tables below and justified in this Schedule.

Contribution	Amount £	Price base	Index	Towards (details)
Nursery and Primary	£448,150	2Q17	PUBSEC	Expanding nursery and primary provision at Christopher Rawlins CE (VA) Primary School
Secondary (including sixth form)	£275,871	2Q17	PUBSEC	Expanding secondary provision at The Warriner (Secondary) School
Total	£724,021			

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

£448,150 Nursery and Primary School Contribution indexed from 2Q2017 using PUBSEC Index

Towards:

The expansion of nursery and primary provision at Christopher Rawlins CE (VA) Primary School, Adderbury.

Justification:

Expansion of primary school capacity in the Adderbury area is necessary as a direct result of planned local housing development.

Christopher Rawlins CE (VA) Primary School in Adderbury was previously a 1 form entry school, providing 210 primary places (30 places per year) plus a nursery. Due to the cumulative effect of planned and permitted housing development in the area the school expanded to 1.5 form entry (45 places per year) from September 2017. The need for these additional places is already being demonstrated by growing pupil numbers, and demand is expected to increase further.

This expansion meets the need of already permitted development and also enables the expected primary pupil generation from this proposed development to be accommodated, and is therefore necessary to make this proposed development

acceptable. Without this additional accommodation, Oxfordshire County Council would not be able to meet its statutory school sufficiency duty in the Adderbury area, including meeting the expected increase in demand for places as a result of this application. It is therefore directly related to the proposed development, and a contribution towards the capital cost of the expansion is sought in proportion to the development's expected pupil generation, and based on the tender costs estimate per pupil of expanding the school.

In Adderbury, nursery education is provided through Christopher Rawlins CE Primary School's nursery class. The school's expansion has also facilitated the expansion of the nursery places provided from 40 part-time equivalent to 52 part-time equivalent (i.e. 12 more part-time equivalent places or 6 more full-time equivalent places). There are currently 36 children on roll in the nursery, and the proposed development is expected to generate a further 4.25 nursery pupils. Therefore, expansion of nursery capacity was required in order to accommodate increased pupil generation from housing development in the area, including this application.

The estimated cost of the expansion at the time of the application is £2.390m, to create 15 additional places per year group for primary provision (105 additional places in total), giving a cost per primary pupil of £22,762. Nursery expansion costs have been indexed from the 2nd Quarter 2017.

Calculation:

Number of primary pupils expected to be generated	16.84
Estimated cost per pupil of expanding Christopher Rawlins CE (VA) School for primary provision	£22,762
16.84 * £22,762	£383,312

+

Number of nursery pupils expected to be generated	4.25
Estimated cost per pupil	£15,256
4.25 * £15,256	£64,838

=

Primary contribution + nursery contribution	Total
£383,312 + £64,838	£448,150

£275,871 Secondary School (including Sixth Form) Contribution indexed from 2Q2017 using PUBSEC Index

Towards:

The expansion of secondary provision at The Warriner School, Bloxham.

Justification:

The nearest secondary school to the proposed development is The Warriner School in Bloxham, which is currently oversubscribed; its current capacity is 1300, and as of January 2019 there were 1319 pupils on roll. The school is currently undergoing a major expansion project; it has already increased its intake by one form of entry ahead of completion of building works, and is increasing by another form of entry this year, bringing the total capacity to approximately 1600 places. Pupil numbers are forecast to increase further as a result of planned housing development in the area.

Paragraph 94 of the National Planning Policy Framework (NPPF), updated in February 2019, emphasises the importance that a sufficiency of choice of school places is available to meet the needs of existing and new communities, and that this should include giving great weight to the need to create, expand or alter schools. Without expansion of the Warriner School, housing development would adversely impact on parental preference, as pupils already living in the area would be less likely to secure a place at their first preference school as a direct result. As such it would go against the intention of Paragraph 94 of the NPPF by reducing the choice of school places available in the area.

If additional places were not provided at The Warriner School, pupils living in the area would otherwise be displaced to other schools in nearby Banbury. Spare capacity in Banbury secondary schools is quickly being eroded as a result of local population growth, and expansion of capacity is planned; additional expansion of these schools would be needed if they were also required to accommodate increased demand from housing developments in the Bloxham planning area.

As a result, expansion of The Warriner School is necessary to ensure that both current and future demand for secondary school places in the Bloxham area is met, including that from new housing development, and is therefore directly related to this application. Contributions are sought towards the cost of the expansion, which is currently underway.

Calculation:

Number of secondary pupils expected to be generated	10.28
Estimated cost per pupil	£23,086
10.28 * £23,086	£237,324

+

Number of sixth form pupils expected to be generated	1.56
------------------------------------------------------	------

Estimated cost per pupil	£24,652
1.56 * £24,652	£38,457

=

Secondary contribution + sixth form contribution	Total
£237,324 + £38,457	£275,781

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)
SEN	£11,926	4Q14	The planned new SEN school in Bloxham

The above contributions are based on a unit mix of:

- 7 x 1 bed dwellings
- 14 x 2 bed dwellings
- 24 x 3 bed dwellings
- 10 x 4 bed dwellings

It is noted that the application is outline and therefore the above level of contributions would be subject to amendment, should the final unit mix result in an increase in pupil generation.

Officer's Name: Joanne Booker

Officer's Title: School Organisation Officer

Date: 24th June 2019

Application no: 19/00963/OUT

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Archaeology Schedule

Recommendation:

No Objection subject to the planning conditions below.

Comments:

The site is located in an area of archaeological interest. A large circular enclosure has recently been identified from aerial photographs within the application area. Although this is undated it is thought likely to relate to a prehistoric enclosure. A possible Neolithic Henge and Bronze Age ritual features have been recorded 330m west of this proposed site in a recent archaeological excavation.

This development will impact on this enclosure and any other previously undiscovered archaeological features associated with it. A programme of archaeological investigation will therefore need to be undertaken ahead of any development on the site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested below.

Planning Conditions:

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

1. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2019).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The

programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2019).

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 21st June-2019

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

This form identifies the information required by Oxfordshire County Council LLFA to enable technical assessment of flows and volumes determined as part of drainage / SuDS calculations.

*Note : * means delete as appropriate; Numbers in brackets refer to accompanying notes.*

SITE DETAILS

- 1.1 Planning application reference
- 1.2 Site name
- 1.3 Total application site area (1)m² ha
- 1.4 Is the site located in a CDA or LFRZ Y/N
- 1.5 Is the site located in a SPZ Y/N

VOLUME AND FLOW DESIGN INPUTS

- 2.1 Site area which is positively drained by SuDS (2) m²
- 2.2 Impermeable area drained pre development (3) m²
- 2.3 Impermeable area drained post development (3)1 m²
- 2.4 Additional impermeable area (2.3 minus 2.2) m²
- 2.5 Predevelopment use (4) Greenfield / Brownfield / Mixed*
- 2.6 Method of discharge (5) Infiltration / waterbody / storm sewer/ combined sewer*
- 2.7 Infiltration rate (where applicable)m/hr
- 2.8 Influencing factors on infiltration
- 2.9 Depth to highest known ground water table.....mAOD
- 2.10 Coefficient of runoff (Cv) (6)
- 2.11 Justification for Cv used
- 2.12 FEH rainfall data used (Note that FSR is no longer the preferred rainfall calculation method) Y/N
- 2.13 Will storage be subject to surcharge by elevated water levels in watercourse/ sewer Y/N
- 2.14 Invert level at outlet (invert level of final flow control)mAOD
- 2.15 Design level used for surcharge water level at point of discharge(14)1.....mAOD

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

CALCULATION OUTPUTS

Sections 3 and 4 refer to site where storage is provided by attenuation and/or partial infiltration. Where all flows are infiltrated to ground omit Sections 3-5 and complete Section 6.

3.0 Defining rate of runoff from the site

- 3.2 Max. discharge for 1 in 1 year rainfalll/s/ha,l/s for the site
- 3.2 Max. discharge for Q_{med} rainfalll/s/ha,l/s for the site
- 3.3 Max. discharge for 1 in 30 year rainfalll/s/ha,l/s for the site
- 3.4 Max. discharge for 1 in 100 year rainfalll/s/ha,l/s for the site
- 3.5 Max. discharge for 1 in 100 year plus 40%CCl/s/ha,l/s for the site

4.0 Attenuation storage to manage peak runoff rates from the site

- 4.1 Storage - 1 in 1 yearm³m³/m² (of developed impermeable area)
- 4.2 Storage - 1 in 30 year ⁽⁷⁾ m³m³/m²
- 4.3 Storage - 1 in 100 year ⁽⁸⁾m³m³/m²
- 4.4 Storage - 1 in 100 year plus 40%CC ⁽⁹⁾ m³m³/m²

5.0 Controlling volume of runoff from the site

- 5.1 Pre development runoff volume ⁽¹⁾ m³ for the site
- 5.2 Post development runoff volume (unmitigated) ⁽¹⁾ m³ for the site
- 5.3 Volume to be controlled/does not leave site (5.2-5.1)..... m³ for the site
- 5.4 Volume control provided by
 - Interception losses ⁽¹¹⁾m³
 - Rain harvesting ⁽¹²⁾m³
 - Infiltration (even at very low rates)m³
 - Separate area designated as long term storage ⁽¹³⁾m³
- 5.5 Total volume control (sum of inputs for 5.4)m³ (15)

6.0 Site storage volumes (full infiltration only)

- 6.1 Storage - 1 in 30 year ⁽⁷⁾m³m³/m² (of developed impermeable area)
- 6.2 Storage - 1 in 100 year plus CC ⁽⁹⁾m³m³/m²

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

Notes

1. All area with the proposed application site boundary to be included.
2. The site area which is positively drained includes all green areas which drain to the SuDS system and area of surface SuDS features. It excludes large open green spaces which do not drain to the SuDS system.
3. Impermeable area should be measured pre and post development. Impermeable surfaces includes, roofs, pavements, driveways and paths where runoff is conveyed to the drainage system.
4. Predevelopment use may impact on the allowable discharge rate. The LLFA will seek for reduction in flow rates to GF status in all instances. The design statement and drawings explain/ demonstrate how flows will be managed from the site.
5. Runoff may be discharge via one or a number of means.
6. Sewers for Adoption 6th Edition recommends a Cv of 100% when designing drainage for impermeable area (assumes no loss of runoff from impermeable surfaces) and 0% for permeable areas. Where lower Cv's are used the application should justify the selection of Cv.
7. Storage for the 1 in 30 year must be fully contained within the SuDS components. Note that standing water within SuDS components such as ponds, basins and swales is not classified as flooding. Storage should be calculated for the critical duration rainfall event.
8. Runoff generated from rainfall events up to the 1 in 100 year will not be allowed to leave the site in an uncontrolled way. Temporary flooding of specified areas to shallow depths (150-300mm) may be permitted in agreement with the LLFA.
9. Climate change is specified as 40% increase to rainfall intensity, unless otherwise agreed with the LLFA / EA.
10. To be determined using the 100 year return period 6 hour duration rainfall event.
11. Where Source Control is provided Interception losses will occur. An allowance of 5mm rainfall depth can be subtracted from the net inflow to the storage calculation where interception losses are demonstrated. The Applicant should demonstrate use of subcatchments and source control techniques.
12. Please refer to Rain harvesting BS for guidance on available storage.
13. Flow diverted to Long term storage areas should be infiltrated to the ground, or where this is not possible, discharged to the receiving water at slow flow rates (maximum 2 l/s/ha). LT storage would not be allowed to empty directly back into attenuation storage and would be expected to drain away over 5-10 days. Typically LT storage may be provided on multi-functional open space or sacrificial car parking areas.
14. Careful consideration should be used for calculations where flow control / storage is likely to be influenced by surcharged sewer or peak levels within a watercourse. Storm sewers are designed for pipe full capacity for 1 in 1 to 1 in 5 year return period. Beyond this, the pipe network will usually be in conditions of surcharge. Where information cannot be gathered from Thames Water, engineering judgement should be used to evaluate potential impact (using sensitivity analysis for example).
15. In controlling the volume of runoff the total volume from mitigation measures should be greater than or equal to the additional volume generated.

Design and Credit to: McCloy Consulting Ltd

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

District: Cherwell

Application No: 19/00963/OUT-2

Proposal: Re-submission of application 17/02394/OUT - Outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Response date: *24th October 2019*

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.

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 outweighs 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 - £5000**
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: 19/00963/OUT-2

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Transport Schedule

Recommendation:

No objection subject to condition(s) and s106 obligations set out in the report below.

S106 Contributions

As set out in the submitted report entitled "Response to Highway Comments – February 2018" which was in response to matters raised by OCC to mitigate and improve highway safety, the applicant accepted the requested contributions.

It is noted that the application is outline and therefore the level of contributions with respect to public transport services would be subject to amendment, should the final size be different to this.

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	40,000	January 2018	RPI-x	Enhancement of public transport services serving the site. Pump priming of bus services on the A4260.
Public transport infrastructure (<i>if not dealt with under S278/S38 agreement</i>)	10,000	January 2018	Baxter	Towards the provision of two sets of bus stop poles and premium route standard flags, and bus shelters (£4,000 will be transferred to the Adderbury Parish Council as a commuted sum for maintenance of the shelter).
Public Rights of Way	20,000	January 2018	Baxter	Access mitigation measures on the footpaths to east and north of the site (Adderbury Footpaths 13, 6, 5 and 24 and Bridleway 9). This would fund surface improvement, signing and furniture along the routes.
Traffic Reg Order (<i>if not dealt with under S278/S38 agreement</i>)	3,120	June 2019	RPI-x	Administration costs towards a Traffic Regulation Order to enable the relocation of the existing 30mph/derestricted speed limit on Berry Hill Road from

				its current location to a point further south by the junction with the A4260 to bring the entire Berry Hill Road under 30mph.
Total	£73,120			

Key points:

- Pedestrian link from the western side of the development to Berry Hill Road to ensure that opportunities to promote sustainable transport modes can be taken up and that priority is given first to pedestrian and cycle movements (NPPF Paras 108 and 110)
- Subject to a successful consultation, a Traffic Regulation Order (TRO) shall be required under the Road Traffic Regulation Act 1984 to enable a relocation of the existing speed limit on Berry Hill Road so that the proposed site access lies within a suitable speed zone.

Comments:

This application is a revised scheme for up to 40 dwellings, a resubmission of an application that considered up to 55 dwellings. A Transport Position Statement (dated August 2019) has been submitted in support of this revised application. It is noted that in its introduction, the report states that “All highway issues relating to the original planning application (ref: 17/02394/OUT) were resolved to the satisfaction of the local highway Authority, Oxfordshire County Council.” I however, wish to bring it to the applicant’s attention that this application is independent of the original one that was refused. All transport and highway matters are reviewed irrespective of details previously submitted.

Access

The primary vehicular and pedestrian access is proposed to be taken via an existing access off Berry Hill Road. This access is located within a section of Berry Hill Road that is subject to national speed limit. Para 2.6.2 of the Transport Statement (TS) suggests that the 30mph speed limit shall be extended to cover the entirety of Berry Hill Road right up to the junction with the A4260 Oxford Road.

The application proposes to implement a new footway along the northern side of Berry Hill Road to provide a direct pedestrian link between the site and the remainder of the village of Adderbury (up to Horn Hill Road). This link will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly. In addition to that, a new crossing point within a pedestrian refuge with associated dropped kerbs and tactile paving along the A4260 Oxford Road shall be provided. These improvements are welcomed.

In the context of an outline application, all access arrangements need to be agreed at this stage. Besides the primary point of access, I am rather concerned by the lack of pedestrian access onto Berry Hill Road from the western part of the development.

I feel that the application has not taken advantage of its frontage to Berry Hill Road to enhance site permeability by providing a pedestrian connection which would be a direct and shorter path into the existing village. See below.

Without this provision, residents and visitors would have to walk back over 300m through the primary site access and the spine road a distance that should take a few metres from most dwellings. Application is strongly recommended to include this link. **(To be conditioned)**



This access shall be subject to a S278 agreement. For guidance and information on road adoptions and S278 works please contact the County's Road Agreements Team on 01865 815700 or email Road.Agreements@oxfordshire.gov.uk

This application is proposing to implement two new bus stops along the A4260 Oxford Road which measure will significantly improve the accessibility of the site by non-car travel modes as shown by Drawing no 1899-F01 Rev D. This is welcomed.

Accident Analysis

It is noted from the "Response to Highway Comments – April 2018" submitted in support of this application that further accident analysis was undertaken back in February 2018 as part of the previous planning application on this site for 60 dwellings. I consider this survey to still be valid (within date) despite the fact that there has been a recent fatal accident having occurred on the local network from the time that survey was undertaken. In review of this application, this recent accident has been given due consideration.

PROW

In a previous application on this site under planning ref: 17/02394/OUT it was noted that the right of way to the north of the site shall likely be affected and measures were sought to ensure the public footpath is maintained and also improved. The provision of £20,000 for offsite PRow measures is welcomed, especially if trigger can be advanced. Also welcomed is the integration of the site within its footprint and the surrounding/connecting green infrastructure network. The provision of informal POS and paths is also welcomed. Note that these need to be managed in perpetuity as part of the landscape management plan.

Travel Plan

It is a quite a walk to the nearest bus stop especially from the middle of the development.

There are limited evening and Sunday bus services.

There are no footpaths along Berry Hill Road – the provision of additional footways and crossing points (as mentioned within paragraphs 2.5.4 and 2.5.5 of the transport statement) are welcomed.

The primary school in Adderbury has in the past suffered from inconsiderate and unsafe parental parking. As this development is a considerable distance from the school, I am concerned that the car will be the default option adding to the problematic situation outside school. The school has produced a School Travel Plan.

As this development is for 55 dwellings a Travel Plan Statement will be required. This should be produced prior to first occupation. Further information as to what should be included within the statement can be found within appendix 4 of the OCC guidance document – ‘Transport for New Developments – Transport Assessments and Travel Plans March 2014’.

A Residential Travel Information Pack is also required. This should be produced prior to first occupation and then distributed to all residents at the point of occupation. Reason – to ensure all residents are aware of the travel choices available to them from the outset. Further information as to what is required can be found within the OCC guidance sheet attached with this response.

Please could cycle parking be included within each residential boundary, either within a garage or a garden shed.

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

£40,000 Public Transport Service Contribution indexed from 2018 Q1 using RPI-x

Towards: Enhancement of public transport services serving the site. Pump priming of bus services on the A4260.

Justification: Local Transport Plan 4, Policy 34. Oxfordshire County Council will require the layout and design of new developments to proactively encourage walking and cycling, especially for local trips, and allow developments to be served by frequent, reliable and efficient public transport. To do this, we will:

- identify the requirement for passenger transport services to serve the development, seek developer funding for these to be provided until they become commercially viable and provide standing advice for developers on the level of Section 106 contributions towards public transport expected for different locations and scales of development.

Calculation: £1000 per dwelling is sought from developments served by the bus routes on the A4260 on a fair and equitable basis.

£10,000 Public Transport Infrastructure Contribution indexed from 2018 Q1 using Baxter Index

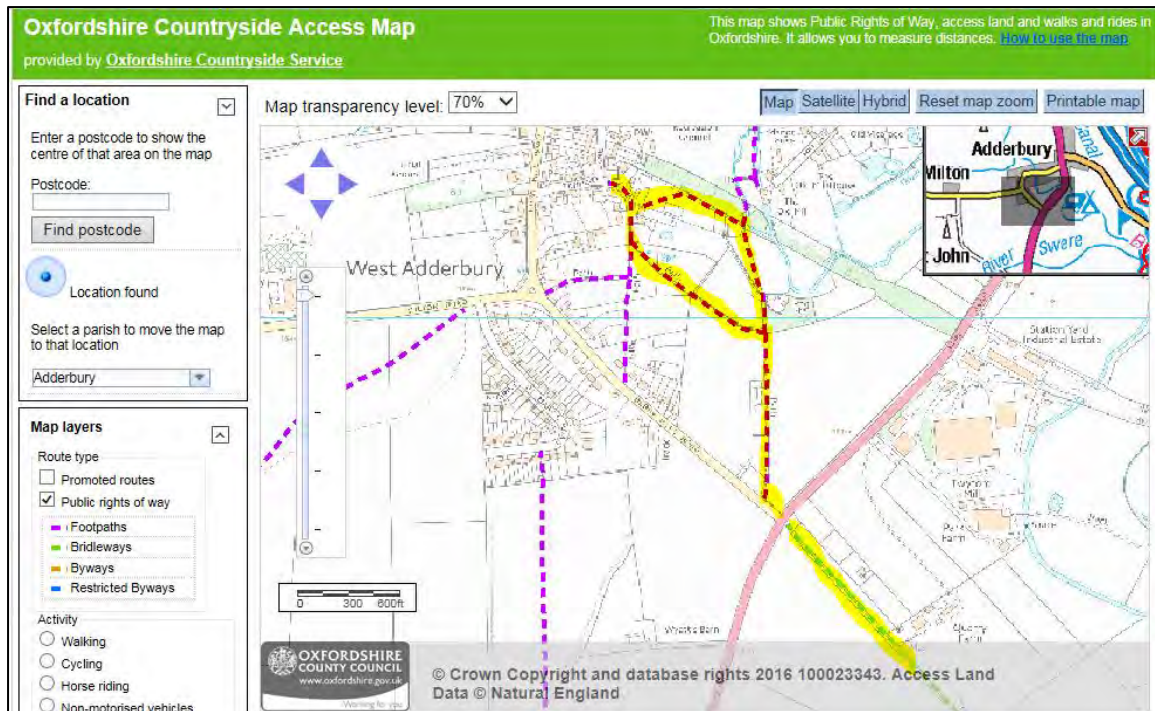
Towards: Provision of two sets of two bus stop pole and premium route standard flags, and a bus shelter (£4,000 will be transferred to the Adderbury Parish Council as a commuted sum for maintenance of the shelter).

Justification: Provision of bus stops within 400m walking distance of the development site.

Calculation: Each bus stop pole and premium route standard flags, and a bus shelter is £3000 plus £2000 commuted sum for maintenance, for two bus stops totals £10,000.

£20,000 Public Rights of Way Contribution indexed from Q1 2018 using Baxter Index

Towards: Access mitigation measures on the footpaths to east and north of the site (Footpaths 13, 6, 5 and 24 and Bridleway 9). This would fund surface improvement, signing and furniture along the routes.



Justification

a) *necessary to make the proposed development acceptable in planning terms.*
 There is expected to be an increase in numbers of residents and their visitors using the rights of way network in the vicinity of the site due to the proximity of the development. OCC Countryside Access is seeking a contribution to mitigate the impact of this increase in numbers of residents and their visitors accessing the network along these routes.

b) *directly related to the development.*

The site has had a desk assessment to both assess the current situation and look at how public use could be protected and enhanced. With the development site at the centre, the logical and realistic public rights of way network likely to be affected is considered.

c) *fairly and reasonably related in scale and kind to the development.*

The proposed measures are based on the desk assessment of likely costs for the measures. The proposed off-site measures are in the form of a reasonable financial contribution to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time period and under the Rights of Way Management Plan aims.

The contribution would be spent on improvements to the public rights of way in the vicinity of the development. Primarily this is to improve the surfaces of all routes to take account of the likely increase in use by residents of the development as well as new or replacement structures like gates, bridges and seating, sub-surfacing and drainage to enable easier access, improved signing etc.

Calculation

The proposed measures are based on the desk assessment of likely costs for the measures. They are not based on a standard formula or any other kind of per-dwelling or per-m² tariff system. Estimated contribution breakdown by activity:

- site surveys & assessments 5%
- habitat survey & mitigation 5%
- landowner negotiations 5%
- Materials, contractor, plant & equipment 60%
- Legal processes e.g. temporary works closures, agreement payments 5-10%
- Contract preparation & supervision 5%
- Admin costs 5%
- Contingency/Follow-up repair works 5-10%

£3,120 Traffic Regulation Order Contribution indexed from June 2019 using RPI-x

Towards: The cost of administering a Traffic Regulation Order (TRO) which, if successful, will enable the relocation of the existing 30mph/derestricted speed limit on Berry Hill Road from its current location to a point further south by the junction with the A4260 to bring the entire Berry Hill Road under 30mph. This would reduce traffic speeds in both directions.

Justification: The Contribution is necessary to make the development acceptable in planning terms as, if successful; it will enable the relocation of existing speed limit signage that is currently within the southern visibility splay of the access of the development. Locating the speed limit outside of the access will also reduce traffic speeds on this road in the vicinity of the proposed development, thereby reducing the likelihood of collisions brought about by excessive vehicle speeds. Therefore, this TRO, if applied successfully, will help provide safe and suitable access to the development in accordance with the National Planning Policy Framework.

The contribution is fair and reasonably related in scale and kind to the development as it is a fixed fee for administrative costs and does not include funding for any physical works.

S278 Highway Works:

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

- A pair of bus stops (hardstanding's) to be provided near to the proposed site entrance / exit on Berry Hill Road to be served by the current S4 bus service.
- Provision of the site access, pedestrian footways, and pedestrian crossing as shall be shown by a plan agreed to with the Highway Authority.

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. 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.

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, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, 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 Protection

The vision splays shall not be obstructed by any object, structure, planting or other material of a height exceeding [0.6 m] measured from the carriageway level.

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

Travel Plan

Prior to first occupation of the development a Travel plan statement shall be submitted to the Local Planning Authority for approval.

Travel Information Pack

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

Construction Traffic Management Plan (CTMP)

Prior to commencement of the development hereby approved; a construction traffic management plan shall be submitted to and approved by the Local Planning Authority. The CTMP will need to incorporate the following in detail and throughout development the approved plan must be adhered to

- 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 0845 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.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times

Informative:

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 under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 23 October 2019

Application no: 19/00963/OUT-2

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Previous comments relating to the proposal have not been adequately addressed.
- There still exists a lack of drainage, flood risk, SuDS information to enable a full technical assessment and audit of the proposal.

Detailed comments:

No confirmed detail from Environment Agency to discharge to River Sor.

No infiltration detail supplied to support infiltration proposal (see Section 5.5.4).

Received and accepted

MicroDrainage Storage Estimation tool should be applying 40% CC allowance.

MicroDrainage full calculation files to be supplied. Default Cv values have been used. It is felt these are not representative of the site. Recommended Cv values 0.95 for roof areas, 0.9 for hardstanding areas.

Appears to be confusion as to which Ciria SuDS manual should be referred to both C697 and C753 are referenced. No outline drawings provided demonstrating where SuDS features are proposed to be located on site. **Drawing Title 30394_1_Preliminary S.W.Drainage Layout – received and accepted as a Concept Design.**

Greenfield discharge rates are expected for all relevant return periods including 40% Climate Change allowance. It appears the site has defaulted to 5l/s. This should be examined and if this is to be used justification to be provided. No outline Management and Maintenance strategy provided. FRA is dated 2017, this should be updated to fall in line with current Local and National Standards and industry best practice.

No evidence that green space on site has been used to its full potential to incorporate SuDS.

No information provided for safe ingress/egress.

No information provided for exceedance events and where surface water flows will be routed or held temporarily on site.

The FRA is closer to a Concept Design stage rather than an Outline Design stage.

The above points need to be addressed and a full Outline Design stage for surface water management needs to be submitted. By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

Officer's Name: Adam Littler
Officer's Title: Drainage Engineer
Date: 23 October 2019

Application no: 19/00963/OUT-2

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Education Schedule

Recommendation:

As advised in the county's response (dated 15/07/2019) to the original application, this proposed development would contribute towards the need for additional nursery, primary and secondary school places.

This amendment reduces the number of dwellings, and hence pupil generation, and would result in changes to the level of contributions required. The per pupil cost for the expansion of capacity at Christopher Rawlins CE (VA) Primary School has also been updated to include nursery places, so the primary and nursery contributions have now been combined.

The revised contributions would be:

Contribution	Amount £	Price base	Index	Towards (details)
Primary and Nursery	£331,593	2Q17	PUBSEC	Expanding primary and nursery provision at Christopher Rawlins CE (VA) Primary School
Secondary (including sixth form)	£200,771	2Q17	PUBSEC	Expanding secondary provision at The Warriner (Secondary) School
Total	£532,364			

Calculation (Primary and Nursery):

Number of primary and nursery pupils expected to be generated	15.40
Estimated cost per pupil of expanding a primary school, based on the cost of expanding Christopher Rawlins CE (VA) Primary School (£2,390,000 project cost / 111 additional primary and nursery places created)	£21,532
15.40 * £21,532	£331,593

Calculation (Secondary and Sixth Form):

Number of secondary pupils expected to be generated	7.49
Estimated cost per pupil	£23,086

+

Number of sixth form pupils expected to be generated	1.13
Estimated cost per pupil	£24,652
1.13 * £24,652	£27,857

=

Secondary contribution + sixth form contribution	Total
£172,914 + £27,857	£200,771

The above contributions are based on a unit mix of:

- 5 x 1 bed dwellings
- 10 x 2 bed dwellings
- 18 x 3 bed dwellings
- 7 x 4 bed dwellings

It is noted that the application is outline and therefore the above level of contributions would be subject to amendment, should the final unit mix result in an increase in pupil generation.

Officer's Name: Joanne Booker
Officer's Title: School Organisation Officer
Date: 16 October 2019

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

This form identifies the information required by Oxfordshire County Council LLFA to enable technical assessment of flows and volumes determined as part of drainage / SuDS calculations.

*Note : * means delete as appropriate; Numbers in brackets refer to accompanying notes.*

SITE DETAILS

- 1.1 Planning application reference
- 1.2 Site name
- 1.3 Total application site area (1)m² ha
- 1.4 Is the site located in a CDA or LFRZ Y/N
- 1.5 Is the site located in a SPZ Y/N

VOLUME AND FLOW DESIGN INPUTS

- 2.1 Site area which is positively drained by SuDS (2) m²
- 2.2 Impermeable area drained pre development (3) m²
- 2.3 Impermeable area drained post development (3)1 m²
- 2.4 Additional impermeable area (2.3 minus 2.2) m²
- 2.5 Predevelopment use (4) Greenfield / Brownfield / Mixed*
- 2.6 Method of discharge (5) Infiltration / waterbody / storm sewer/ combined sewer*
- 2.7 Infiltration rate (where applicable)m/hr
- 2.8 Influencing factors on infiltration
- 2.9 Depth to highest known ground watertable.....mAOD
- 2.10 Coefficient of runoff (Cv) (6)
- 2.11 Justification for Cv used
- 2.12 FEH rainfall data used (Note that FSR is no longer the preferred rainfall calculation method) Y/N
- 2.13 Will storage be subject to surcharge by elevated water levels in watercourse/ sewer Y/N
- 2.14 Invert level at outlet (invert level of final flow control)mAOD
- 2.15 Design level used for surcharge water level at point of discharge(14)1..... mAOD

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

CALCULATION OUTPUTS

Sections 3 and 4 refer to site where storage is provided by attenuation and/or partial infiltration. Where all flows are infiltrated to ground omit Sections 3-5 and complete Section 6.

3.0 Defining rate of runoff from the site

- 3.2 Max. discharge for 1 in 1 year rainfalll/s/ha,l/s for the site
- 3.2 Max. discharge for Q_{med} rainfalll/s/ha,l/s for the site
- 3.3 Max. discharge for 1 in 30 year rainfalll/s/ha,l/s for the site
- 3.4 Max. discharge for 1 in 100 year rainfalll/s/ha,l/s for the site
- 3.5 Max. discharge for 1 in 100 year plus 40%CCl/s/ha,l/s for the site

4.0 Attenuation storage to manage peak runoff rates from the site

- 4.1 Storage - 1 in 1 yearm³m³/m² (of developed impermeable area)
- 4.2 Storage - 1 in 30 year ⁽⁷⁾ m³m³/m²
- 4.3 Storage - 1 in 100 year ⁽⁸⁾m³m³/m²
- 4.4 Storage - 1 in 100 year plus 40%CC ⁽⁹⁾ m³m³/m²

5.0 Controlling volume of runoff from the site

- 5.1 Pre development runoff volume ⁽¹⁾ m³ for the site
- 5.2 Post development runoff volume (unmitigated) ⁽¹⁾ m³ for the site
- 5.3 Volume to be controlled/does not leave site (5.2-5.1)..... m³ for the site
- 5.4 Volume control provided by
 - Interception losses ⁽¹¹⁾m³
 - Rain harvesting ⁽¹²⁾m³
 - Infiltration (even at very low rates)m³
 - Separate area designated as long term storage ⁽¹³⁾m³
- 5.5 Total volume control (sum of inputs for 5.4)m³ (15)

6.0 Site storage volumes (full infiltration only)

- 6.1 Storage - 1 in 30 year ⁽⁷⁾m³m³/m² (of developed impermeable area)
- 6.2 Storage - 1 in 100 year plus CC ⁽⁹⁾m³m³/m²

SuDS Flows and Volumes - LLFA Technical Assessment Pro-forma

Notes

1. All area with the proposed application site boundary to be included.
2. The site area which is positively drained includes all green areas which drain to the SuDS system and area of surface SuDS features. It excludes large open green spaces which do not drain to the SuDS system.
3. Impermeable area should be measured pre and post development. Impermeable surfaces includes, roofs, pavements, driveways and paths where runoff is conveyed to the drainage system.
4. Predevelopment use may impact on the allowable discharge rate. The LLFA will seek for reduction in flow rates to GF status in all instances. The design statement and drawings explain/ demonstrate how flows will be managed from the site.
5. Runoff may be discharge via one or a number of means.
6. Sewers for Adoption 6th Edition recommends a Cv of 100% when designing drainage for impermeable area (assumes no loss of runoff from impermeable surfaces) and 0% for permeable areas. Where lower Cv's are used the application should justify the selection of Cv.
7. Storage for the 1 in 30 year must be fully contained within the SuDS components. Note that standing water within SuDS components such as ponds, basins and swales is not classified as flooding. Storage should be calculated for the critical duration rainfall event.
8. Runoff generated from rainfall events up to the 1 in 100 year will not be allowed to leave the site in an uncontrolled way. Temporary flooding of specified areas to shallow depths (150-300mm) may be permitted in agreement with the LLFA.
9. Climate change is specified as 40% increase to rainfall intensity, unless otherwise agreed with the LLFA / EA.
10. To be determined using the 100 year return period 6 hour duration rainfall event.
11. Where Source Control is provided Interception losses will occur. An allowance of 5mm rainfall depth can be subtracted from the net inflow to the storage calculation where interception losses are demonstrated. The Applicant should demonstrate use of subcatchments and source control techniques.
12. Please refer to Rain harvesting BS for guidance on available storage.
13. Flow diverted to Long term storage areas should be infiltrated to the ground, or where this is not possible, discharged to the receiving water at slow flow rates (maximum 2 l/s/ha). LT storage would not be allowed to empty directly back into attenuation storage and would be expected to drain away over 5-10 days. Typically LT storage may be provided on multi-functional open space or sacrificial car parking areas.
14. Careful consideration should be used for calculations where flow control / storage is likely to be influenced by surcharged sewer or peak levels within a watercourse. Storm sewers are designed for pipe full capacity for 1 in 1 to 1 in 5 year return period. Beyond this, the pipe network will usually be in conditions of surcharge. Where information cannot be gathered from Thames Water, engineering judgement should be used to evaluate potential impact (using sensitivity analysis for example).
15. In controlling the volume of runoff the total volume from mitigation measures should be greater than or equal to the additional volume generated.

Design and Credit to: McCloy Consulting Ltd

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

District: Cherwell

Application No: 19/00963/OUT-3

Proposal: Re-submission of application 17/02394/OUT - Outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Response date: *10TH December 2019*

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.

Application no: 19/00963/OUT-3

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Lead Local Flood Authority

Recommendation:

No objection subject to conditions

Key issues:

- Full Detailed Design taking account of below conditions to be submitted.

Legal agreement required to secure:

Conditions:

SuDS:

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

The detailed design must address:

Provision of evidence that green space on site has been used to its full potential to incorporate SuDS.

Provision of evidence demonstrating safe ingress/egress.

Provision of evidence demonstrating exceedance events and where surface water flows will be routed or held temporarily on site.

Detail of any phasing plan including how surface water will be managed during construction Detailed Design and subsequent construction to be in line with Drainage Strategy document reference 30394/SRG dated November 2019.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal.

Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Outline Design Infiltration Condition:

The development hereby permitted shall not commence until full Detailed Design details of the proposal, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+40% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation;
- e) Site investigation and test results to confirm infiltrations rates; and
- f) A management and maintenance plan, in perpetuity, for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reasons:

To ensure that the proposed development can be adequately drained.

To ensure that there is no flood risk on or off the site resulting from the proposed development.

Informatives:**Detailed comments:**

Full Detailed Design to be submitted, including completed OCC Flows and Volumes Pro-Forma as per the below to enable audit of the submitted calculation files.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 06 December 2019

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Assistant Director for Planning and Economy (FAO Caroline Ford)

Our Ref: Application Response

Your Ref: 19/00963/OUT

Ask for: Yuen Wong

Ext: 1850

Date: 19 June 2019

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY, CONSERVATION AND DESIGN TEAM CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	19/00963/OUT
Address / Location	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury
Proposal	Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>PSD1: Presumption in Favour of Sustainable Development BSC1: District Wide Housing Distribution BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density BSC3: Affordable Housing BSC4: Housing Mix BSC10: Open Space, Outdoor Sport and Recreation Provision BSC11: Local Standards of Provision – Outdoor Recreation ESD3: Sustainable Construction ESD7: Sustainable Drainage Systems (SuDS) ESD13: Local Landscape Protection ESD15: The Character of the Built and Historic Environment Policy Villages 1: Village Categorisation Policy Villages 2: Distributing Growth Across the Rural Areas</p> <p><u>Cherwell Local Plan 1996 (Saved Policies)</u></p> <p>C8: Sporadic development in the open countryside C28: Layout, design and external appearance of new development C30: Design control H18: New dwellings in the countryside</p> <p><u>Adderbury Neighbourhood Plan</u></p>

	<p>AD1: Adderbury Settlement Boundary AD2: Green Infrastructure</p>
<p>Key Policy Observations</p>	<ul style="list-style-type: none"> • Outline planning permission is being sought for a development of 55 dwellings, including 35% affordable housing. • Adderbury is a Category A village, one of the more sustainable villages in the District (Policy Villages 1). • Policy Villages 2 provides for a total of 750 homes to be delivered at the Category A villages on new sites of 10 or more dwellings (in addition to the rural allowance for small site 'windfalls' and planning permissions as at 31 March 2014). • This proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing. • The 2018 AMR (December 2018) shows there are 4 dwellings, out of the 750 allocated for the rural areas, remaining to be identified. The AMR also demonstrates that the District presently has a 5.2 year housing supply for the period 2019-2024 (commenced 1 April 2019). At 31 March 2018 there were 168 completions at Category A villages. • For the period 2011 to 2018 there have been 181 completions in the village. • The Secretary of State for Ministry of Housing, Communities and Local Government issued a written statement on 12 September 2018 containing a <i>'temporary change to housing land supply policies as they apply in Oxfordshire'</i>. It sets out that the Oxfordshire authorities will only need to demonstrate a 3 year housing land supply and not 5 years so that the authorities can focus their efforts on the Joint Statutory Spatial Plan. • For the period 1 April 2014 (the date from which the 750 dwelling allocation in Policy Villages 2 applies) to 31 March 2018 there were 97 recorded housing completions. • The site was considered in the Housing and Economic Land Availability Assessment (HELAA) dated February 2018 (Site reference HELAA012). It was concluded that the site was unsuitable for development and there is a low density and linear development form on the northern side of the road at this gateway to the village. More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside (harming its character and appearance). • Although the application site is not located within the designated Adderbury Conservation Area, Adderbury is an historic village and development is required by Policy ESD 15 to complement and enhance the character of its context through sensitive siting, layout and high quality design and to respect traditional patterns of development. It also requires development to conserve, sustain and enhance heritage assets. The advice of the Design and Conservation team should therefore be sought. • The site falls within the Adderbury Neighbourhood Plan area. The Plan is now part of the statutory Development Plan and has been formally made by the Council in July 2018.

	<ul style="list-style-type: none">• The site lies outside of the settlement boundary (Policies Map Inset B). Policy AD1 does not support development outside the settlement boundary unless the proposals can demonstrate they can enhance, or at least not harm, local landscape character.• In conclusion, Adderbury is a sustainable village and Policy Villages 2 does make provision for some development to take place in such settlements. However the HELAA suggests that this is an unsuitable site for development. There is no pressing need for additional land to be released and the merits of providing additional housing (including affordable homes) needs to be considered alongside issues such as the loss of open countryside, the impact on the existing settlement pattern and the impact on heritage assets and landscape.
Policy Recommendation	Objection

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Assistant Director for Planning and Economy (FAO Caroline Ford)

Our Ref: Application Response

Your Ref: 19/00963/OUT

Ask for: Heather Seale

Ext: 7026

Date: 16 October 2019

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	19/00963/OUT
Address / Location	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of, Berry Hill Road, Adderbury
Proposal	Resubmission of application 17/02394/OUT – Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>PSD1: Presumption in Favour of Sustainable Development BSC1: District Wide Housing Distribution BSC2: The effective and Efficient Use of Land – Brownfield Land and Housing Density BSC3: Affordable Housing BSC4: Housing Mix BSC10: Open Space, Outdoor Sport and Recreation Provision BSC11: Local Standards of Provision – Outdoor Recreation ESD3: Sustainable Construction ESD7: Sustainable Urban Drainage Systems (SuDS) ESD13: Local Landscape Provision ESD15: The Character of the Built and Historic Environment Policy Villages 1: Village Categorisation Policy Villages 2: Distributing Growth Across the Rural Areas</p> <p><u>Cherwell Local Plan 1996 (Saved Policies)</u></p> <p>C8: Sporadic development in the open countryside C28: Layout, design and external appearance of new development C30: Design control H18: New dwellings in the countryside</p> <p><u>Adderbury Neighbourhood Plan</u></p> <p>AD1: Adderbury Settlement Boundary AD2: Green Infrastructure</p>

<p>Key Policy Observations</p>	<ul style="list-style-type: none"> • Outline planning application 19/00963/OUT originally sought permission for a development of 55 dwellings, including 35% affordable housing. • Amendments have been submitted to reduce the scale of development to 40 dwellings. An updated illustrative site layout, wider context plan and other technical supporting documents have also been supplied. • Planning Policy comments dated 19 June 2019 are still relevant to the application. This consultation response provides an update to those comments based upon the amendments and updated information. • Adderbury is a sustainable village (Category A village) with services and facilities and Policy Villages 2 of the Cherwell Local Plan 2011-2031 Part 1 makes provision for some development to take place at Category A villages. • This proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing. However, the 2018 AMR there are only 4 dwellings out of 750 allocated for the Category A villages (Policy Villages 2) remaining to be identified. • However, the site lies outside of the settlement boundary of Adderbury (Policies Map Inset B) and Policy AD1 of the 'made' Adderbury Neighbourhood Plan does not support development outside the settlement boundary unless the proposals can demonstrate they can enhance, or at least not harm, local landscape character. Furthermore, the Housing and Economic Land Availability Assessment (HELAA) concluded that the site was unsuitable for development and there is a low density and linear development form on the northern side of the road at this gateway to the village. More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside (harming its character and appearance). Whilst the overall quantum of development has been reduced from 55 to 40 dwellings, it remains an intensive development that is remote from existing services and facilities in the village. • The 2018 AMR (December 2018) shows that the District can demonstrate a 5.2 year housing supply for the period 2019-2024 (commenced 1 April 2019). • There is no pressing need for additional land to be released and the merits of providing additional housing (including affordable homes) needs to be considered alongside issues such as the loss of open countryside, the impact on the existing settlement pattern and the impact on heritage assets and landscape.
<p>Policy Recommendation</p>	<p>Planning policy objection raised.</p>

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

Planning Application Number: 19/00963/OUT

Site Name: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

Planning Officer: Caroline Ford

Date of Comments: 21st June 2019

Comments by: Yvonne Markie

Comments:

This is a resubmission of application 17/02384/OUT and the total number of units has been increased to 55.

In rural villages the requirement for affordable housing as stated in the Local Plan is 35% which equates to 19 units.

Our current policy mix is for 70% of the affordable housing to be for social/affordable rent with the remainder being for shared ownership. Previously we have requested all of the rented units to be for Affordable Rent, however this tenure is becoming unaffordable to many applicants on our Housing Register and our new Housing Strategy has identified a need for Social Rented units. Our revised mix therefore is:-

Social Rent

3 x 2B4P Houses
1 x 3B5P Houses

Affordable Rent

2 x 1B2P Maisonettes
5 x 2B4P Houses
2 x 3B5P Houses

Shared Ownership

4 x 2B4P Houses
2 x 3B5P Houses

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

As stated previously the affordable housing should be indistinguishable in terms of external design from the market housing and be integrated throughout the site. The affordable housing units should be located in clusters of no more than 10 units.

We would expect that 50% of the rented units meet the Building Regulations Requirement M4(2) Category2: Accessible and Adaptable Dwellings Requirement and that 100% of the rented units are built to the Government's Nationally Described Space Standard (Technical Housing Standards).

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

The Registered Provider taking on the affordable housing units must be agreed with the Council.

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

Planning Application Number: 19/00963/OUT

Site Name: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

Planning Officer: Caroline Ford

Date of Comments: 21st June 2019

Comments by: Yvonne Markie

Comments:

This is a resubmission of application 17/02384/OUT and the total number of units has been increased to 55.

In rural villages the requirement for affordable housing as stated in the Local Plan is 35% which equates to 19 units.

Our current policy mix is for 70% of the affordable housing to be for social/affordable rent with the remainder being for shared ownership. Previously we have requested all of the rented units to be for Affordable Rent, however this tenure is becoming unaffordable to many applicants on our Housing Register and our new Housing Strategy has identified a need for Social Rented units. Our revised mix therefore is:-

Social Rent

3 x 2B4P Houses
1 x 3B5P Houses

Affordable Rent

2 x 1B2P Maisonettes
5 x 2B4P Houses
2 x 3B5P Houses

Shared Ownership

4 x 2B4P Houses
2 x 3B5P Houses

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

As stated previously the affordable housing should be indistinguishable in terms of external design from the market housing and be integrated throughout the site. The affordable housing units should be located in clusters of no more than 10 units.

We would expect that 50% of the rented units meet the Building Regulations Requirement M4(2) Category2: Accessible and Adaptable Dwellings Requirement and that 100% of the rented units are built to the Government's Nationally Described Space Standard (Technical Housing Standards).

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

The Registered Provider taking on the affordable housing units must be agreed with the Council.

Planning Application Number: 19/00963/OUT

Location: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

Planning Officer: Caroline Ford

Date of Comments: 21 October 2019

Comments by: Paul France

Comments:

This is a resubmission of application 17/02384/OUT and the total number of units has been decreased to 40.

As this is a rural village development, we would expect 14 of the 40 units to be affordable housing; in line with 35% stated in our adopted Local Plan Part 1, Policy BSC3.

Of these 14 affordable units, we require the following mix of tenures and sizes:

4 x 1b2p Maisonettes – Social Rent

4 x 2b4p House – Social Rent
2 x 2b4p House – Shared Ownership

2 x 3b5p House – Social Rent
2 x 3b5p House – Shared Ownership

This represents a 70/30 split between (Social Rent level) rented units and Shared Ownership units as stated in our adopted Local Plan Part 1, Policy BSC3. It also blends the findings of the most recent county-wide Strategic Housing Market Assessment with our own district-specific levels of in-house data to create a mix that best meet local needs.

There is a greater identified need for smaller accommodation since our earlier comments on previous application submissions in 2018 and 2019, as well as a need for more affordable rents. This is represented in the above requirements for a greater proportion of smaller units and a need for rented units to be delivered at social rent level.

Housing Strategy and Development Team
Operations Directorate
Planning Application Comments

The affordable housing should be indistinguishable in terms of external design from the market housing and be integrated throughout the site, where possible.

As per the developer contributions Supplementary Planning Document, the affordable housing should be located in clusters of no more than 10 units of any one affordable tenure, or 15 units of any affordable housing. With 14 affordable housing units on the scheme this will be achieved, although splitting the affordable units into smaller clusters than this should be considered.

At least 50% of the affordable rented units must meet the requirements of Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings. Any units that are ground floor level throughout (such as the 1 bed ground floor maisonettes) should be included in this requirement so that they may be easily adapted to meet the needs of a disabled occupier.

100% of the rented affordable housing units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards). As per the developer contributions SPD.

We expect 1 bed units to have a minimum of 1 parking space per unit. 2 and 3 bed units should have a minimum of 2 parking spaces per unit.

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

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

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

Sent: 01 July 2019 10:52

To: Planning

Subject: 3rd Party Planning Application - 19/00963/OUT

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

Our DTS Ref: 56671
Your Ref: 19/00963/OUT

1 July 2019

Dear Sir/Madam

Re: OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE, ADJOINING AND NORTH OF BERRY HILL ROAD, ADDERBURY, BANBURY, OXFORDSHIRE, OX17 3HF

Waste Comments

Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

The application indicates that surface waters will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water

Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Supplementary Comments

The comments are based on the statement that foul flows will be connected to the 375mm public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer.

Yours faithfully
Development Planning Department

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

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 24 October 2019 11:08

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: 3rd Party Planning Application - 19/00963/OUT - updated docs

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

Our DTS Ref: 56671
Your Ref: 19/00963/OUT - updated docs

24 October 2019

Dear Sir/Madam

Re: OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE, ADJOINING AND NORTH OF BERRY HILL ROAD, ADDERBURY, BANBURY, OXFORDSHIRE, OX17 3HF

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water

Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Yours faithfully
Development Planning Department

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

Rachel Tibbetts

From: Carmichael Ian <Ian.Carmichael@thamesvalley.pnn.police.uk>
Sent: 06 November 2019 13:35
To: Caroline Ford
Cc: Planning
Subject: Planning ref: 19/00963/OUT (AMENDMENTS). OS Parcel 9100 Adjoining and East of Last House adjoining and North of Berry Hill Road Adderbury.

FAO: Caroline Ford

Dear Caroline

Planning ref: 19/00963/OUT (AMENDMENTS). OS Parcel 9100 Adjoining and East of Last House adjoining and North of Berry Hill Road Adderbury.

Thank you for consulting me on the amendments to the planning application above. I have reviewed the submitted documents.

I am pleased to see that the original layout has been revised and that the parking courts have been removed. This is a significant improvement and I commend the applicants for the change.

However, some of the perimeter blocks shown in the new layout are now rather small, which creates unnecessary permeability and means more boundary treatments to private rear gardens are exposed to the public realm. This makes them more vulnerable to burglary attempts. I would prefer to see slightly larger blocks created to reduce this risk and the permeability.

Also, I note that my previous advice with regards to the reduction in the number of paths leading to the public right of way has been ignored. I repeat this as it is an important issue for the reasons stated in said comments, which I have reproduced below for the applicants to reference should the proposals come forward at reserved matters.

These comments are also made on behalf of Thames Valley Police and relate to crime prevention design only. I hope that you find them 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, Oxfordshire CPDA.

Previous comments:

FAO: Caroline Ford

Dear Caroline

Planning ref: 19/00963/OUT. OS Parcel 9100 Adjoining and East of Last House adjoining and North of Berry Hill Road Adderbury.

Thank you for consulting me on the planning application above. I have liaised with Police colleagues, analysed crime data and reviewed the submitted documents.

I do not wish to object to the proposals at present. However, I consider some significant aspects of the design and layout to be problematic in crime prevention design terms and therefore feel that the development may not 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'. And;

- 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, it the Design and Access Statement (DAS) does not address crime and disorder as required by CABE's 'Design & Access Statements- How to write, read and use them'. This states that DAS' should; 'Demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'. The applicants have failed to provide this demonstration.

With the above in mind, I offer the following advice in the hope that it will assist the authority and applicants in creating a safer and more sustainable development, should approval be granted and this scheme move to a reserved matters application:

- I consider the layout to be excessively permeable in relation to the amount of pedestrian routes proposed. I see no need for 4 paths leading to the PROW and recommend that this is reduced to 1 at the North West corner. Having too many routes can attract crime/anti-social behaviour (ASB), aid criminal search behaviour and provide escape routes for offenders. All routes should lead directly to where people want to go and serve a defined purpose. Permeability for permeability's sake should be avoided.
- There are a number of parking courts proposed with access under bridge flats. Parking courts make vehicles and the rear of properties vulnerable, and they often attract ASB. The intention is to reduce the impact of vehicles on the street, but in reality courts are frequently abandoned by residents in favour of parking in front of dwellings. This can lead to neighbour conflicts, parking on footways and access problems for all, including emergency services. The DAS states that Manual for Streets has been used to formulate the proposals, but parking courts is the least preferred parking strategy advised within this document. So, the use of some many courts is actually against manual for Streets recommendation. If some must remain, the number and size should be kept to an absolute minimum and they should be made secure as possible. The police's Secured by Design (SBD) scheme provides advice on how to achieve this. Details can be found at; <https://www.securedbydesign.com/guidance/design-guides>
- The design of public open spaces and play areas require careful consideration in relation to location, equipment selection (to define user group age etc.), boundary treatment, lighting and landscaping etc. The designs should promote the ownership and enjoyment of all users as well as child safety, but they should also deter anti-social behaviour. For example, there are trees and shrubs proposed between the play area and the nearest house to it. This could significantly affect the surveillance of the play area during the lifetime of the development. Natural surveillance of such features must be maintained and careful thought is needed now as to how this is achieved and maintained.
- Looking forward, any reserved matters application relating to this development would need to consider;
 - Appropriate and sustainable natural surveillance to/from the dwellings and across the site, including all footpaths and open spaces.
 - Adequate lighting for all streets footways and parking to police recommended standards.
 - Provision of defensible space where private dwelling building fabric adjoins public or semi-public space.
 - Installation of appropriate boundary treatments for private gardens with toppings that help to prevent climbing.
 - A holistic approach to landscape and lighting provision to ensure neither are compromised during the lifetime of the development.

- Utility meters installed where access can be gained without entering private spaces or provision of meters that can be read remotely.

Finally, I would also 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 wish to condition that the development achieves the physical security standards/principles 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. I hope that you find them 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

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

Thame Police Base, Wenman Rd, Thame, Oxon, OX9 3RT.

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From: Carmichael Ian
Sent: 28 June 2019 10:01
To: Caroline Ford
Cc: Planning
Subject: Planning ref: 19/00963/OUT. OS Parcel 9100 Adjoining and East of Last House adjoining and North of Berry Hill Road Adderbury.

FAO: Caroline Ford

Dear Caroline

Planning ref: 19/00963/OUT. OS Parcel 9100 Adjoining and East of Last House adjoining and North of Berry Hill Road Adderbury.

Thank you for consulting me on the planning application above. I have liaised with Police colleagues, analysed crime data and reviewed the submitted documents.

I do not wish to object to the proposals at present. However, I consider some significant aspects of the design and layout to be problematic in crime prevention design terms and therefore feel that the development may not 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'. And;
- 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, it the Design and Access Statement (DAS) does not address crime and disorder as required by CABE's 'Design & Access Statements- How to write, read and use them'. This states that DAS' should; 'Demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime'. The applicants have failed to provide this demonstration.

With the above in mind, I offer the following advice in the hope that it will assist the authority and applicants in creating a safer and more sustainable development, should approval be granted and this scheme move to a reserved matters application:

- I consider the layout to be excessively permeable in relation to the amount of pedestrian routes proposed. I see no need for 4 paths leading to the PROW and recommend that this is reduced to 1 at the North West corner. Having too many routes can attract crime/anti-social behaviour (ASB), aid criminal search behaviour and provide escape routes for offenders. All routes should lead directly to where people want to go and serve a defined purpose. Permeability for permeability's sake should be avoided.
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attract ASB. The intention is to reduce the impact of vehicles on the street, but in reality courts are frequently abandoned by residents in favour of parking in front of dwellings. This can lead to neighbour conflicts, parking on footways and access problems for all, including emergency services. The DAS states that Manual for Streets has been used to formulate the proposals, but parking courts is the least preferred parking strategy advised within this document. So, the use of some many courts is actually against manual for Streets recommendation. If some must remain, the number and size should be kept to an absolute minimum and they should be made secure as possible. The police's Secured by Design (SBD) scheme provides advice on how to achieve this. Details can be found at;

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Regards

Ian Carmichael

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

Consultee Comment for planning application 19/00963/OUT

Application Number	<input type="text" value="19/00963/OUT"/>
Location	<input type="text" value="OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury"/>
Proposal	<input type="text" value="Resubmission of application 17/02394/OUT ? Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)"/>
Case Officer	<input type="text" value="Caroline Ford"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Waste & Recycling (CDC)"/>
Address	<input type="text" value="Ian Upstone (Waste And Recycling Manager)"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value=""/>
Comments	<input type="text" value="The developer will need to refer to the CDC planning and waste management design for advice. Households need a minimum of 1.8 sqm per dwelling and flats need a minimum of 1.4 sqm per dwelling for storage of waste and recyclin"/>
Received Date	<input type="text" value="18/10/2019 16:32:42"/>
Attachments	