

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

District: Cherwell

Application No: 20/00574/F

Proposal: Installation of a standalone Solar PV array, associated infrastructure, grid connection, access and landscaping

Location: Land North Of Hill Farm, Hill Farm Lane, Duns Tew

Response date: *6th April 2020*

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.

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General Information and Advice

Recommendations for approval contrary to OCC objection:

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

Outline applications and contributions

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

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

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

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of s106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Security of payment for deferred contributions** – An approved **bond** will be required to secure payments where the payment of S106 contributions (in aggregate) have been agreed to be deferred to post implementation and the total County contributions for the development exceed £1m (after indexation).
- **Administration and Monitoring Fee - TBC**
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 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.

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Transport Schedule

Recommendation:

Objection for the following reasons:

- The proposals do not incorporate a suitable means of access

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 as detailed below.

Key points

- The proposed access junction design will impact on highway safety
- The access must incorporate deceleration and acceleration lanes to accommodate the HGV manoeuvres
- Construction traffic routeing is considered appropriate

Comments:

Site access

The proposed new access is at the outside of a slight bend in the A4260. There is a significant incline along this section, with a crest to the south.

The A4260 is a fast, free-flowing road as demonstrated by the speed survey measurements, with the 85%ile being almost exactly 105kph (65mph) in both directions. It is this measured speed that should be used to determine the visibility splay required. From Table 2.10 of DMRB CD123, by interpolating between the values for 100 and 120kph, the stopping sight distance is to be 235m, rather than the 215m stated in the Construction Traffic Management Plan (CTMP). Nevertheless, it has not been demonstrated on a topographical survey, taking the crest of the road into consideration, that the splay can be achieved.

The drawing in Appendix 6.0 of the CTMP shows a simple priority junction. This is inadequate to accommodate HGVs manoeuvring on and off the fast-moving and heavily trafficked A4260 and is, therefore, a reason for objection as it is contrary to the NPPF which requires "safe and suitable access" (para. 108).

A deceleration lane is necessary on the approach from the south to allow HGVs to pull off the main carriageway before having to proceed very slowly around the radius on to the track. The A4260 has a central double white line to prevent overtaking so, in the absence of a deceleration lane, following vehicles would not be expecting to almost come to a stop while the HGV turned in, and nor would they be able to negotiate around it without crossing to the southbound lane. A temporary speed limit adjacent to the site is likely to have a very limited effect on actual vehicle speeds.

On leaving the site access track there is a significant incline up to the A4260 carriageway. Hence, HGVs will be moving especially slowly as they turn out, which is why an acceleration lane is also necessary to minimise the risk of conflict with other vehicles.

The highway boundary is wide at this location so there appears to be adequate space to accommodate these lanes; however, there are a number of trees within the verge that may affect the layout. Contact should be made with the OCC Highways Tree Team at highwayenquiries@oxfordshire.gov.uk to check which trees can be removed.

HGV routeing

It is agreed that the Construction Traffic Route illustrated in Appendix 3 is the most suitable for accessing the site from the M40. Temporary signage will be required at the west end of Camp Road, Upper Heyford, to direct vehicles to turn left via the B4030 rather than right through Somerton.

Public Rights of Way

Although the PV array is away from the public rights of way, the access road will cross the footpath 195/4. Improvement works to the farm track as well as HGV use must not negatively impact on the footpath or users – but they do not appear to be included in the CTMP.

I'd expect any existing path gates etc to the access track to be improved to make them more accessible and warning signs/speed management to be put in place for the duration of the works – plus any repair to the crossing point surfaced etc as required.

S278 Highway Works:

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

- A new access junction from the site access road to the A4260, including acceleration and deceleration lanes
- Temporary speed limit signage for the duration of the construction period

Notes:

This is secured by means of S106 restriction not to implement development (or occasionally other trigger point) until S278 agreement has been entered into.

The trigger by which time S278 works are to be completed shall also be included in the S106 agreement.

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

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

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 0.6m 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

Officer's Name: Roger Plater

Officer's Title: Transport Planner

Date: 27 March 2020

Application no: 20/00574/F

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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

Evidence required from Environment Agency that consent has been given to develop in FZ2/3, especially in the light that the FRA identifies the EA modelling is inaccurate.

Detailed comments:

Calculations: Full calculation files required using FEH data identifying Qmed and greenfield run-off rates. Cv values should reflect the site-specific parameters and will require justification for use.

Justification required that run-off will not be increased, evidence suggests PV farms increase rate of run-off. (JBA study). Greenfield run-off rates to be maintained.

Full plans/drawings/cross sections of all SuDS features and locations including storage amounts required.

Erosion control from concentrated run-off from panels onto existing greenfield surface to be justified.

SuDS methodologies to be incorporated into the site, list of SuDS methods used to be provided.

Infiltration testing to BRE365 required.

Modelling to validate EA Project 4 data in 1D/2D required.

Surface water flow paths to be annotated on plan and submitted.

Detailed phasing plan during development and how surface water, mobilised silts and pollution to be provided as drawings and written statement.

Confirmation required that OCC Highways are prepared to adopt any internal/access roads which should be constructed in a permeable manner, as required.

Statement justifying safe ingress and egress to site required.

Management and Maintenance Plan as stand-alone document required for all drainage related/SuDS features.

Stand-alone Surface Water Management Strategy should be produced and submitted based on the outline given in the FRA reference 2640/FRA.

Decompaction of ground post construction should be considered around arrays to ensure level of natural infiltration is maintained. Methodology to achieve this required.

Please complete and return the OCC Flows and Volumes Pro-Forma:

Officer's Name: Adam Littler
Officer's Title: Drainage Engineer
Date: 03 April 2020

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.

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