

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

District: Cherwell

Application no: 20/02469/SCOP

Proposal: Scoping Opinion - Environmental Impact Assessment (EIA) of the allocated Gavray Drive site in Bicester

Location: Land On The North East Side Of, Gavray Drive, Bicester

Response date: 7th October 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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Strategic Comments

The site is allocated under Policy Bicester 13: Gavray Drive within the Adopted Cherwell Local Plan 2011-2031 (Part 1).

Attached are Transport, Lead Local Flood Authority and Archaeology comments.

Officer's Name: Jonathan Wellstead

Officer's Title: Principal Planner

Date: 07/10/2020

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Transport Schedule

Comments:

The EIA scoping report sets out the proposed methodology that will be used in determining the environmental impact of the proposed scheme in relation to transport, traffic and access, both during the construction stage and once the development is completed and occupied.

The Environmental Statement will largely make reference to the assessments within the Transport Assessment, with additional comment provided on the impact upon daily traffic flows in accordance with the requirements of the EIA Regulations. This proposed methodology appears appropriate.

The county council would however recommend that detailed scoping for the Transport Assessment should be undertaken with the Highway Authority through a formal pre-app process.

Officer's Name: Tim Peart

Officer's Title: Interim Principal Transport Planner

Date: 05/10/2020

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Lead Local Flood Authority

Key issues:

- Part of the site is in Flood Zones 2 & 3
- Langford Brook Flows through the site

Detailed comments:

An outline Surface Water Management Strategy (SWMS) as well as a Flood Risk Assessment (FRA) is required with any full or outline application. The flood risk and impact on water quality must be fully assessed as part of any EIA, SWMS and FRA.

A full SuDS scheme in accordance with the "[Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)" must be incorporated into the proposed development.

All development including surface water drainage features must be located outside of flood zones 2 & 3.

Standard Pre-App advice:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 44). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

14. Meeting the challenge of climate change, flooding and coastal change

155. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

157. All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

158. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the "[Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)" to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at an outline stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

Officer's Name: Richard Bennett
Officer's Title: Flood Risk Engineer
Date: 05/10/2020

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Archaeology Schedule

Recommendation:

Comments

Comments:

The applicant's documentation highlights that a cultural heritage chapter will be produced following the preparation of a comprehensive baseline report which will bring up to the date the previous EIA chapter.

This is an appropriate proposal as a number of further archaeological investigations have been undertaken in the immediate area which have recorded archaeological remains. These were not available at the time the last cultural heritage chapter was produced.

In addition to this new information there are a number of important sources that were also not available for the previous assessment. These include the Environment Agency's Lidar data and the Oxfordshire Historic Landscape Characterisation data. These will also need to be incorporated into this new assessment. This new assessment will also need to incorporate the evaluation results from the site itself.

This desk based assessment should be undertaken in line with the Chartered Institute for Archaeology standards and guidance including the submission of a written scheme of investigation to ensure that the scope of the assessment has been agreed.

Officer's Name: Richard Oram

Officer's Title: Lead Archaeologist

Date: 28/09/2020
