

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

District: Cherwell

Application No: 20/02779/REM

Proposal: Reserved Matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 1 of the employment development (5,126 sqm GIA), enabling works for later phases and SuDS Swale delivery, with associated landscaping, utilities and access

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Response date: 24th November 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.

Application no: 20/02779/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Transport Schedule

Recommendation:

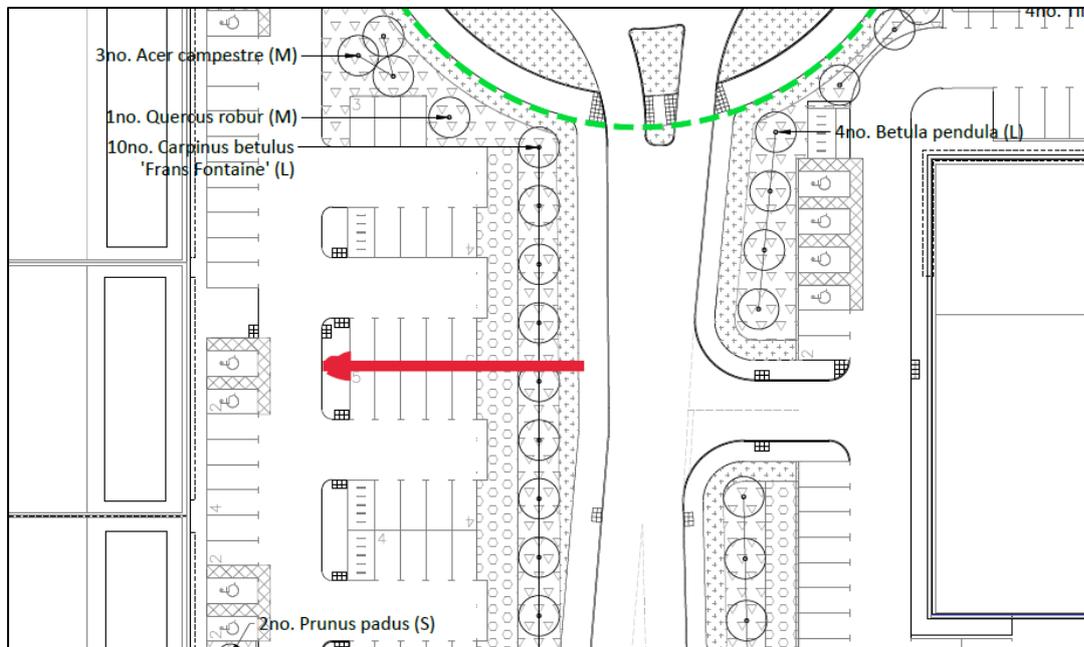
No objection subject to condition(s):

Comments:

Access and Layout

Access to the site shall be taken off a new roundabout along Wendlebury Road, part of the outline matters of the HYBRID permission (planning ref: 19/01740/HYBRID). Via the access, safe passage of pedestrians, cyclists, vehicles and HGV's was sufficiently demonstrated.

Following on from that, this application has developed a street hierarchy that is more car-centric. Much as a 3m and 2m wide paths have been provided along either side of the estate roads, they offer no directness to front doors. A point in case is how pedestrians are expected to access to Units 1 and 2 where they shall follow the path along alignment of the estate road into the site then back onto themselves. Rather than this, I recommend that provision of a cut through pedestrian only access across the landscape/parking is made for directness. (see below)



Parking

Car Parking – The application has been supported by a Parking Note that has been prepared to consider the level of parking of each unit against the standards.

Also, I notice that all units are provided with sufficient operational space for purposes of servicing and turning around of HGV lorries.

The development is however required to equip a proportion of spaces to Electric Vehicle Charging. While some supporting documents indicate that EV charging shall be provided, the drawings do not show these spaces. **(to be conditioned)**

Cycle parking – I find the level and detail of cycle parking provision acceptable for the respective Units as outlined in Table 3 of the Parking Note.

Planning Conditions:

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

1. EV Charging ports
2. CTMP for each phase of development

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 19 November 2020

Application no: 20/02779/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Lead Local Flood Authority

Recommendation:

No objection

Key issues:

LLFA have no objection to request to discharge reserved matters.

Detailed comments:

It should be noted, following a Teams meeting with the designers on 20th November 2020, a new surface water drainage design is to be supplied covering the highways drainage element either side of the entrance road to the site.

The design is to remove the need for buried tanking. Reverse flows into the agreed swale and throttle discharge from swale into existing ditchline.

Capacity of this ditchline, running parallel to the road, to accept this discharge is to be confirmed.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 23 November 2020

Application no: 20/02779/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Archaeology Schedule

Recommendation:

No Objection.

Comments:

Permission 19/01740/HYBRID has been granted with conditions attached that require a phase of archaeological mitigation in advance of development.

As such there is no necessity to attach further requirements at this reserved matters stage.

Officer's Name: Richard Oram

Officer's Title: Lead Archaeologist

Date: 13/11/2020
