

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

District: Cherwell

Application No: 20/03619/F

Proposal: Construction of attenuation basin including associated infrastructure and landscaping

Location: Heyford Park, Camp Road, Upper Heyford

Response date: *3rd March 2021*

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: 20/03619/F

Location: Heyford Park, Camp Road, Upper Heyford

Strategic Comments

The County Council is raising a drainage objection. Also attached are Transport Development Control and Archaeology comments.

Officer's Name: Jonathan Wellstead

Officer's Title: Principal Planner

Date: 03 March 2021

Application no: 20/03619/F

Location: Heyford Park, Camp Road, Upper Heyford

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.
- **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 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.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more;
- the developer is direct delivering an item of infrastructure costing £7.5m or more;
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

The County Infrastructure Funding Team can provide the full policy and advice, on request.

Application no: 20/03619/F

Location: Heyford Park, Camp Road, Upper Heyford

Transport Development Control

Recommendation

No objection

Key issues

- A Construction Traffic Management Plan will be required.

Conditions

Prior to the commencement of the development a Construction Traffic Management Plan prepared in accordance with Oxfordshire County Council's checklist, must be submitted to and approved in writing by the local planning authority. The construction works must be carried out in accordance with the details approved in the Construction Traffic Management Plan.

Detailed comments

The proposed attenuation basin is unlikely to have a significant impact on the surrounding transport network in its steady state. However, it is not clear from the application documents what the construction requirements are and what construction related traffic will be generated. These matters can be addressed with the preparation and submission of a Construction Traffic Management Plan in discharge of a condition of planning permission.

Officer's Name: Chris Nichols

Officer's Title: Transport development Control

Date: 21 January 2021

Application no: 20/03619/F

Location: Heyford Park, Camp Road, Upper Heyford

Drainage

Recommendation:

Objection

Detailed comments:

The LLFA was under the impression that infiltration is no longer feasible due to contamination issues however, partial infiltration is being proposed throughout the system and for the new pond. There is also no detailed BRE 365 testing across the site to clarify more accurate infiltration rates if infiltration is feasible.

There also appears to be issues with the calculated discharge rates for this parcel. The PBA FRA (ref 33374/4000 Rev B, 05.12.16) calculated the following greenfield runoff rates based upon a 12.5ha (the site is noted as 12.04ha?) parcel area:

Q1 – 4.2 l/s

Qbar – 5 l/s

Q30 – 9.9 l/s

Q100 – 12.9 l/s

The PBA FRA produced in Dec 16, has used 30% climate change factor for peak rainfall.

The 40% climate change factor came into effect in Feb 16 so should have been used to calculate the required storage volumes.

The current Woods Hardwick designs have also only applied the 30%cc to the detailed design, when a 40% allowance needs to be considered in the attenuation calculations.

In addition, the peak discharge for the current Woods Hardwick designs have used the Q100 12.9 l/s rate as the limiting rate. Therefore, during all events up to the 100y (i.e. the 1y and 30y events), the discharge from the site will be greater than the current equivalent greenfield runoff rate, contrary to current guidance.

The attenuation basin TWL during the 100y+30% event is 122.377mAOD with the GL of 123.090, there is sufficient freeboard and is likely to be ok during the +40%cc event but needs checking.

Officer's Name: Richard Bennett

Officer's Title: Flood Risk Engineer

Date: 02 March 2021

Application no: 20/03619/F

Location: Heyford Park, Camp Road, Upper Heyford

Archaeology

Recommendation:

Key issues:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Officer's Name: Richard Oram

Officer's Title: Lead Archaeologist

Date: 5 January 2021
