

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

District: Cherwell

Application no: 21/02083/REM

Proposal: Reserved matters application to 18/00792/OUT - for the demolition of existing buildings and erection of up to 46 no. dwellings, with associated works and provision of open spaces

Location: Land at Tappers Farm, Oxford Road, Bodicote, Banbury

Date: 14 July 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.

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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 outweighs OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

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 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 a 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).

A bond will also be required where a developer is direct delivering an item of infrastructure.

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

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Transport Schedule

Recommendation:

Objection for the following reason:

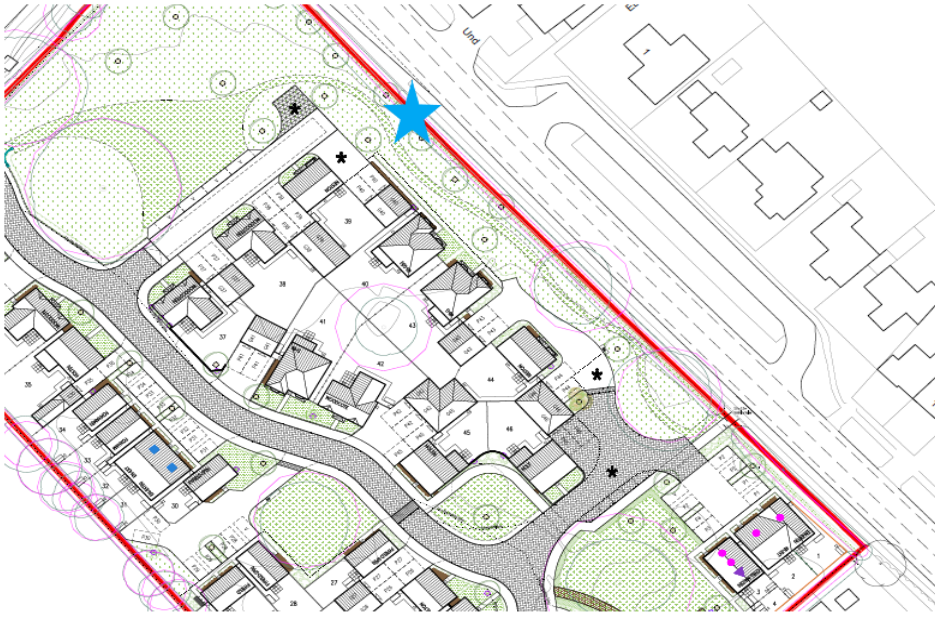
- The layout of the development is generally acceptable, however there are some details which will need to be amended to meet required standards, as set out in the comments below.

Comments:

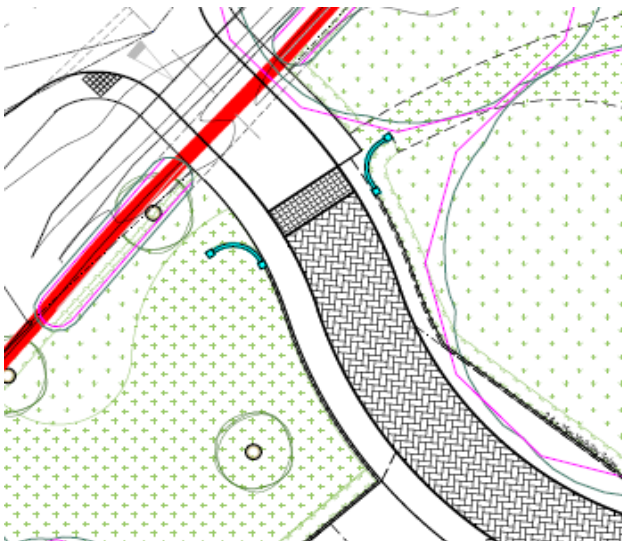
Layout

The S106 agreement secured from the outline permission sets out that, as part of the highway works package, two footway connections between Oxford Road and the development site would be provided to ensure that the development was suitably permeable and convenient for pedestrian access. This was based on two proposed pedestrian access points onto Oxford Road set out in the Illustrative Masterplan.

However, the detailed Planning Layout submitted with this Reserved Matters application only shows one such connection between the site and Oxford Road, just north of plots 1 and 2. In order to connect with the S106 secured highway works and create a convenient connection to Oxford Road for those living towards the northern end of the site, an additional footpath and connection point must be provided in a similar location to that shown in the original Illustrative Masterplan, roughly in the location of the blue star shown on the image below:



It is unclear why the footway on the eastern side of the access road narrows to c.1m shortly after entering the site, however this is substandard and does not enable those with mobility problems, walking aids or those with pushchairs etc. to easily pass other pedestrians without one stepping into the carriageway. With a new development such as this, the 2m wide footway along the access road must be consistent throughout the development, as it is beyond this point.



The turning head for the first cul-de-sac is shown as being grasscrete. This could result in maintenance issues, particularly as heavy vehicles such as refuse vehicles would need to make use of the turning head. I would therefore request that the same surface as used on the street is extended to this turning head.

The visitor parallel on-street parking bays must have minimum dimensions of 2.4m x 6m. As currently shown, these parking bays have insufficient dimensions, which could lead to parked cars causing obstructions. Also, the footway should extend around the back of the parking space next to plot 14 in order to keep a consistent path for pedestrians.



The vehicle tracking provided for the proposed layout appears to be appropriate.

Parking

The level of parking proposed appears to be appropriate and the layout of the residential parking is generally fine. I would only comment that the parking for plot 13 is not ideally located for convenient use.

I note that all properties without a garage will have a dedicated cycle storage area in the rear gardens and that these stores can be accessed without needing to pass through the building.

Standard Road Agreements Requirements

- Visibility Splays must be dedicated to OCC if they fall out of the existing highway boundary.
- If there is not a footway adjacent to the carriageway an 800mm maintenance margin is required.
- Visitor parking bays should not interfere with internal vis splays.
- No Highway materials, construction methods, adoptable layouts and technical details have been approved at this stage. The detailed design will be subject to a full technical audit.
- Informative note: OCC require saturated CBR laboratory tests on the sub-soil likely to be used as the sub-formation layer. This would be best done alongside the main

ground investigation for the site but the location of the samples must relate to the proposed location of the carriageway/footway.

- Foul and surface water manholes should not be placed within the middle of the carriageway, at junctions, tyre tracks and where informal crossing points are located.
- No property should be within 500mm of the proposed highway. No doors, gates, windows, garages or gas/electric cupboards should open onto the proposed highway.
- Trees within the highway will need to be approved by OCC and will carry a commuted sum. No private planting to overhang or encroach the proposed adoptable areas.
- Trees that are within 5m of the carriageway or footway will require root protection, trees must not conflict with street lights.
- No private drainage to discharge onto existing Highway.
- No private drainage to discharge onto any area of proposed adoptable highway

Officer's Name: Timothy Peart

Officer's Title: Senior Transport Planner

Date: 13 July 2021

Application no: 21/02083/REM

Location: Land at Tappers Farm, Oxford Road, Bodicote, Banbury

Local Lead Flood Authority

Recommendation:

Objection

Key issues:

Permeable and impermeable areas cannot be identified easily on the report.

Where calculation shows Total Area (ha) 0.020, this must be reflected on the drawing. Where was this figure derived from? If this is the area of infiltration, this must be shown on the drainage drawing. Where runoff is to be infiltration on private plots, this must also be shown in the drawing.

Point 2.2.3 indicates "site runoff will discharge to ground via infiltration" and point 2.2.4 indicates "All private surface water drainage will be managed on plot..". However, applicant has not specified maintenance and management of SuDS features in accordance with CIRIA SuDS manual.

Water quality assessment must be carried out to show that the proposed development takes all necessary measures using SuDS to aid with water quality before the run off is discharged into ground.

Drawing must also show the exceedance flow routes.

Full infiltration results have not been submitted. LLFA would like to see full, detailed investigation report of infiltration in accordance with BRE365.

Officer's Name: Sujeenthan Jeevarangan

Officer's Title: LLFA Planning Engineer

Date: 12 July 2021

Application no: 21/02083/REM

Location: Land at Tappers Farm, Oxford Road, Bodicote, Banbury

Archaeology

Recommendation:

Comments

Key issues:

Permission 18/00792/OUT 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.

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

Permission 18/00792/OUT 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: Archaeology Lead

Date: 5 July 2021