

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

Response date: 22nd March 2022

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: 21/02083/REM

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

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 adoptable standards, as set out in the comments below.

Comments:

This consultation response should be read in conjunction with the Highway Authority's previous response dated 13 July 2022.

Layout

I note that the layout of the site has been amended in the revised plans and that two footpath connections are now shown between the site and the Oxford Road, as required under the S106 agreement.

I note that the revised plans now show that the footway on the eastern side of the access road, close to its junction with First Turn has been removed entirely, whereas the previous plan showed this footway narrowing to c.1m. This is likely to avoid impacting on the root protection area of the adjacent tree. However, the lack of a footway here at the site access will likely result in pedestrian walking in the carriageway, particularly when heading to or from the north towards Oxford Road. A 'no-dig' construction footway should be provided here in order to mitigate any impacts on the tree while providing safe and suitable access for all, as required under the NPPF. Without this, the highway authority objects to the application.

The visitor parking bay adjacent to plot 14 is now shown as being located behind the footway and directly adjacent to the boundary of that plot. This arrangement would not be accepted as it would require vehicles to parallel park across the footway and, since the parking bay is directly adjacent to the boundary wall, drivers are likely to leave a gap between the vehicle and the boundary wall in order to be able to access the vehicle. This would lead to obstructions of the footway and also potentially to the driveway to plots 11-16, just behind this space. This parking bay should therefore be removed or relocated.



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 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: Tim Peart

Officer's Title: Senior Transport Planner

Date: 22 March 2022

Application no: 21/02083/REM

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

Lead Local Flood Authority

Recommendation:

Objection

No updated FRA or drainage strategy provided to address previous LLFA comments in this submission.

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: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date: 18 March 2022

Application no: 21/02083/REM

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

Archaeology

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.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 8 March 2022