

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 OX15 4BN

Response Date: 14th June 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.

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Transport Schedule

Recommendation:

No objection.

Comments:

This consultation response should be read in conjunction with the Highway Authority's previous response dated 13 July 2021 and 22 March 2022.

The revised layout plans are appropriate and have addressed the Highway Authority's previous comments. Therefore I no longer object to the application.

Officer's Name: Tim Peart

Officer's Title: Senior Transport Planner

Date: 14 June 2022

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Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Detailed drainage strategy drawings not provided.
- Catchment plans not provided.
- Surface water flood exceedance plan not provided.
- Detailed calculations for the whole site and all SuDS features not provided.
- Greenfield run off rate calculations to be provided.
- Public sewer consent to be provided to make drainage connections.

Detailed comments:

Provide detailed drainage drawings showing all SuDS features clearly. All SuDS and drainage to include cover and invert levels. Pipe numbering and pipe gradients to be shown.

Provide Catchment plan showing the extent of the areas and state the areas after adding 10% urban creep.

Provide surface water flood exceedance plan, demonstrating that all surface water will be kept away from structures and within the site boundary.

Provide Detailed calculations for all drainage infrastructure and SuDS features for all storm events up to and including the 1:100 year plus 40% climate change.

Provide greenfield run off rate calculations.

Provide Public sewer consent to make proposed drainage connections.

Officer's Name: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date:07/06/2022

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Archaeology

Recommendation:

The site has been subject to an archaeological evaluation which recorded very low level remains, which do not need to be investigated through further archaeological mitigation. As such there are no archaeological constraints to this scheme.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The site has been subject to an archaeological evaluation which recorded only a very small number of features which contained post medieval pottery and residual Neolithic pottery. These features do not warrant further archaeological investigation and therefore there are no archaeological constraints to this scheme.

Officer's Name: Victora Green

Officer's Title: Planning Archaeologist

Date: 13th June 2022