

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

District: Cherwell

Application no: 21/02861/SCOP

Proposal: Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works

Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Response date 4th October 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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Strategic Comments

There are no strategic comments to make on this application.

Officer's Name: Jacqui Cox

Officer's Title: Infrastructure Locality Lead Cherwell

Date: 04 October 2021

Application no: 21/02861/SCOP

Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Transport Development Control

Comments:

The EIA scoping report sets out the proposed methodology that will be used in determining the environmental impact of the proposed scheme in relation to transport, traffic and access. This should cover both the construction stage and once the development is completed and occupied.

The Environmental Statement will largely make reference to the assessments within the Transport Assessment. Additional comment should be provided on the impact upon daily traffic flows in accordance with the requirements of the EIA Regulations.

Detailed scoping for the Transport Assessment is currently being undertaken with the Highway Authority through a formal pre-app process.

Officer's Name: Timothy Peart

Officer's Title: Senior Transport Planner

Date: 08 September 2021

Application no: 21/02861/SCOP

Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Local Lead Flood Authority

Recommendation:

Comments

Detailed comments:

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there's is no mention of our local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the [Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the [“Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”](#) to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

Officer's Name: Sujeenthan Jeevarangan

Officer's Title: LLFA Planning Engineer

Date: 9 September 2021

Application no: 21/02861/SCOP

Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Archaeology

Recommendation:

Comments

Detailed comments:

The applicant's documentation states that a Cultural Heritage chapter will be prepared assessing the archaeological potential of the site. This chapter should be based on a desk-based assessment undertaken in line with the Chartered Institute for Archaeology standards and guidance including the submission of a written scheme of investigation to ensure that the scope of the assessment has been agreed.

If an EIA is not required, then the DBA will need to be submitted along with any planning application.

A programme of archaeological investigation will also need to be undertaken ahead of the determination of any planning application for the site. This will need to include a geophysical survey as well as a trenched evaluation. These investigations must be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for archaeological evaluation including the submission and agreement of suitable written schemes of investigation.

The scoping report however states that the online version of the Historic Environment Record (HER) was consulted for this scoping report (12.10). There is however no such online version of the HER. They may mean Heritage Gateway but this is not an online version of the HER and is not suitable for planning purposes. The information contained on Heritage Gateway is the intellectual property of OCC and should not be used for commercial purposes such as this scoping report. This is clearly set out on the Heritage Gateway site itself.

Officer's Name: Richard Oram

Officer's Title: Archaeology Lead

Date: 1 September 2021

Application no: 21/02861/SCOP

Location: OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton

Minerals & Waste

Recommendation:

Comments

Key issues:

N/A

Legal agreement required to secure:

N/A

Conditions:

N/A

Informatives:

N/A

Detailed comments:

We have no objection. The report mentioned waste management. Please could more clarification be given on this. It is good to see that a Waste Strategy document is being provided with details of waste quantities, type etc, however where will the waste go? We would like to see a circular economy be included to state how waste would be reduced.

Officer's Name: Anna Herriman

Officer's Title: Mineral and Waste Planning Policy Officer

Date: 8th September 2021