

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

District: Cherwell

Application no: 21/02893/REM

Proposal: Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings

Location: North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris

Response date: 18th 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: 21/02893/REM

Location: North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris

Transport Schedule

Recommendation:

Objection for the following reasons:

- Updated Swept Path Analysis drawings must be provided for the revised layout
- A visibility splay is obstructed by vegetation

Comments:

This response must be read in conjunction with the previous OCC Single Response dated 9 November 2021.

The layout has been revised, with the most noticeable changes being to:

- Road 2 and the dwellings in the south-east corner
- Road 5 and units 1 and 2.

Road 5 now creates a circuit with Road 4, so that the Refuse Collection Vehicle may be able to continue right the way around and avoid the need to execute a turning manoeuvre. An updated Swept Path Analysis is necessary to demonstrate that this is possible.

The visibility splay across the south-west corner of the central LAP area is obstructed by two trees and other planting, so this is unacceptable. All visibility splays must be clear from obstruction and if the roads are proposed for adoption then visibility is required to be dedicated too.

All footways must be a consistent 2.0m width. Where there are openings to driveways and parking areas, these should be footway crossovers rather than bellmouth accesses.

As the site is on a slope, the applicant must be able to demonstrate, by providing long sections, that the carriageway and footway gradients are DDA compliant, i.e. maximum 1:20.

The increase from four to eight visitor parking spaces, ignoring the allotment parking, is welcomed.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Electric Vehicle Charging

Prior to first occupation the applicant must submit plans to the Local Planning Authority for the Electric Vehicle Charging points across the site in line with Policy EV18 of the Oxfordshire Electric Vehicle Infrastructure Strategy and thereafter construct according to the approved plans.

Reason: To ensure the site is in line with Policy EV18.

Officer's Name: Roger Plater

Officer's Title: Transport Planner

Date: 17 March 2022

Application no: 21/02893/REM

Location: North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris

Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

It is assumed that the drainage for the site will be the subject of a future application, when the design will be assessed. The condition for drainage is reproduced below for information.

Prior to commencement of the development hereby approved, full details of a surface water drainage scheme for the site detailing all on and off site drainage works required in relation to the development which shall be broadly in accordance with the drainage proposals set out in the submitted flood risk assessment produced by JNP Group Consulting Engineers and which shall include a sewer modelling assessment shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme, until such time no discharge of foul or surface water from the site shall be accepted from the site into the public system. The scheme shall also include:

- Discharge rates
- Discharge volumes
- SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales)
- Maintenance and management of SUDS features to include a SUDS management and maintenance plan
- Sizing of features – attenuation volume
- Infiltration in accordance with BRE 365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site).
- Detailed drainage layout with pipe numbers
- Network drainage calculations
- Phasing
- Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan)

Officer's Name: Diane Rotherham

Officer's Title: Flood Risk Engineer
Date: 07 March 2022