

APPENDIX A COVER SHEET



Project name	Gavray Drive, Bicester		
Report title	Drainage Strategy (West)		
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Reference	Title	Type	Originator
20/01309/PREAPP	Pre Application Advice	Correspondence	Oxfordshire County Council

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

District: Cherwell

Application No: 20/01309/PREAPP

Proposal: Pre-Application Enquiry - Residential development and ancillary uses including affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting.

Location: Land on The North East Side Of, Gavray Drive, Bicester

Response date: *18th June 2020*

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of a strategic response (if appropriate) and technical team response(s).

Where possible these comments contain:

- Advice on the feasibility of the location.
- Advice on what to include in a full application.
- Advice on the need for any pre-application surveying to be undertaken.

Disclaimer

Please note this advice represents the opinion of an Officer(s) of the Council only, which is given entirely without prejudice to the formal consideration of any planning application which may be submitted.

Application no: 20/01309/PREAPP

Location: Land on The North East Side Of, Gavray Drive, Bicester

Transport Development Control

As you may be aware, Oxfordshire County Council is a consultee of the local planning authority and provides advice on the likely transport and highways impact of development where necessary.

It should be noted that the advice below represents the informal opinion of an Officer of the Council only, which is given entirely without prejudice to the formal consideration of any planning application, which may be submitted. Nevertheless, the comments are given in good faith and fairly reflect an opinion at the time of drafting given the information submitted.

The accompanying letter suggests that the site has capacity for 202 dwellings. The proposal appears to be residential only, in terms of buildings. This is a site allocated for housing in the Cherwell Local Plan, and OCC Highways did not object to the previous planning application for up to 180 dwellings, which was refused and went to appeal. To support the appellant's case the transport assessment was updated in 2018 and appropriate mitigation was agreed between the appellant and OCC.

OCC's transport response to an application is likely to be similar, though it will need to take account of any committed S278 works associated with the Wretchwick Green site, which is expected to be permitted in the near future.

It will also need to take account of evolving bus strategy, the emerging Local Cycling and Walking Infrastructure Plan for Bicester, and the Oxfordshire Cycling Design Guide.

As previously, contributions will be sought towards bus service improvements, bus infrastructure and local highway improvements, as well as contributions or works towards local sustainable transport improvements. A travel plan will also be required. We will look for a high level of pedestrian and cycle permeability within the development.

The proposals appear to make use of existing bellmouth field accesses on Gavray Drive. In line with Oxfordshire's Cycling Design Standards, adopted in 2017, cycle facilities should be provided on both sides of Gavray Drive, and we would expect the facility on the north side to be in line with the Design Standards. Cyclists and pedestrians should have priority across the site access junctions and this would work best if the bellmouth radii are reduced.

A refreshed transport assessment will be required to accompany the planning application.

Thresholds for the size of development requiring either a Transport Statement or Transport Assessment, and either a Travel Plan Statement or a Travel Plan, are contained in the county councils Guidance on Transport Assessments and Travel Plans at <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/Transport%20assessments%20and%20travel%20plans.pdf>

We can also point you to guidance which is contained on the web, and the following links will direct you to a lot of the basic information needed to assist in the highway and transport consideration of many proposals.

Connecting Oxfordshire (including a link to Local Transport Plan 4: 2015-2031).
<https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire>

County Council Transport Policy and Plans
<https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans>

County Council Transport Guidance for new developments
<https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments>

County Council Walking Design Standards
<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/WalkingStandards.pdf>

County Council Cycling Design Standards
<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/CyclingStandards.pdf>

TRICS – National information source for assisting the prediction of trip generation from new developments.
<http://www.trics.org/>

Local Planning Guidance and Information

DELETE AS NECESSARY DEPENDING ON LOCATION OF APPLICATION

Cherwell District Council
<https://www.cherwell.gov.uk/homepage/27/local-plans>

There are also references on these websites to other documentation and advice which may assist you in formulating a viable proposal.

Chargeable Pre-application Highways Advice

If you need further assistance, either in the form of meeting, site visit, and or further written advice, we can provide that in accordance with our charging regime, which is also set out on Oxfordshire County Council web site <https://www.oxfordshire.gov.uk/cms/content/pre-application-highways-advice-major-planning-applications>

We do encourage this further input, as experience proves that well formulated plans prior to planning applications being made frequently produce better result for all parties. In addition, should on the rare occasion, the proposals be wholly unacceptable from a transport / highway safety or policy point of view, a more formal input at this stage can avoid abortive costs were the proposals to proceed further.

Officer's Name: Joy White
Officer's Title: Principal Transport Planner
Date: 17 June 2020

Application no: 20/01309/PREAPP

Location: Land on The North East Side Of, Gavray Drive, Bicester

Lead Local Flood Authority

Recommendation:

Formal Pre-App Comments

Key issues:

- Proposed site location is within Flood Zones 2 and 3. Environment Agency must be consulted for advice.
- Surface Water Management Strategy must be developed in accordance with Local and National Standards, NPPF guidance and CIRIA C753 SuDS Manual industry best practice.

Informatives:

LLFA would recommend a meeting be held at the earliest instance between the applicant, Cherwell DC and the LLFA, to discuss at inception the evolution the surface water design will take.

Detailed comments:

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:

Additional information that will be required and must be considered from outset. This list is not exhaustive but is intended as a steer to design evolution from Outline Design Stage:

Calculations:

All calculation files to be re-run using 40% Upper Thames Catchment Climate Change allowance.

FEH methodology to be used for calculation files.

1. CV values of 0.95 for roofs and 0.9 for paved areas are applied. The designer must justify where a Cv of less than 0.9 has been used.
2. Calculations should be undertaken for all relevant return periods and identify the critical duration used.
3. Whole Catchment Analysis to be demonstrated. Including mitigation for downstream impacts.
4. Confirmation required for half drain down times, for example any attenuation features on site.
5. Fully detailed drawing including pipe numbers for comparison with MicroDrainage calculations required, including also final point of discharge and rate of discharge.
6. Urban Creep application within calculations needs to be justified. It is unclear as to whether 10% Urban Creep has been included in the final impermeable area allowance.

Design:

- Evidence of Source Control required.
- Green space on site should be maximised for inclusion of SuDS techniques.
- Blue/Green roofs to be utilised.
- Water to be kept at or as close to the surface as possible.
- Over the edge, filter strip to swale or attenuation method advocated for all impermeable surfaces and roads.
- 1:5 slopes to swales to be revised to recommended standard of 1:3.
- Freeboard for all attenuation features to be fully detailed and defined on drawings and within Strategy.

- Source control and SuDS opportunities for on the surface mitigation have been missed. All opportunities must to be further explored, demonstrated or justified why they have not been used. Full list of all SuDS features employed on site to be submitted.

- Sacrificial areas in the event of exceedance must be considered.
- Treatment and Management train needs to be demonstrated.
- All hardstanding must be of a permeable construction, where this is not considered practical full explanatory justification to be provided.

- Conveyance routing – to be kept on the surface and detailed on drawing.
- Dispersed (cascading) site storage and conveyance routing to be clearly identified on drawing.

Other requirements:

- Phasing – to be detailed on plan including descriptive methodology as to how surface water will be managed during construction, the mobilisation of sediments and any contaminants.
- WFD – justification as to how water quality from site will be improved
- Exceedance – justification as to how surface water will be managed on site in event of failure or exceedance event.
- Cross sectional drawings of all drainage features to be provided.

- Management and Maintenance Plan to be submitted as standalone document clearly identifying the chosen contractor responsible for the works.
- Pre and Post development overland surface water flow plan required.
- Safe ingress/egress needs to be demonstrated.
- Easements
- Buffer Zone
- As built plans to be submitted in both .pdf and .shp files. On completion photographs of all drainage features on site to be submitted to the LLFA

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 10 June 2020

Application no: 20/01309/PREAPP

Location: Land on The North East Side Of, Gavray Drive, Bicester

Education

This proposed development would have an impact on educational infrastructure, which includes childcare and nursery education providers, primary schools, secondary schools and Special Educational Needs (SEN) schools.

The scale of this impact will depend on the number of dwellings, housing mix and build rate, and will be fully assessed at the time of any future application. Based on a policy compliant housing mix it is estimated that the proposed development would generate 11 children eligible for free nursery education, 57 primary pupils, 44 secondary pupils (including 5 sixth-formers) and 1.1 pupils requiring education at a special school.

The proposed development lies within the school planning area of Bicester. Given the scale of Bicester's housing growth, new primary and secondary schools are planned which can provide sufficient capacity for the proposed development.

For SEN provision, the nearest school is Bardwell School in Bicester, for which further expansion is planned.

Early education for funded 2, 3 and 4-year-old children is provided through a mixed market of private and voluntary providers, including pre-schools, day nurseries and childminders, and through schools, including academies and Free Schools.

The proposed development would be expected to contribute towards the cost of Bicester's new primary (including nursery) and secondary schools, and expansion of special education provision. A full assessment of what mitigation will be required as a result of this development will need to be made at the time of any future application.

Information about school planning in this area can be found in the Pupil Place Plan available at www.oxfordshire.gov.uk/cms/content/pupil-place-plan. This Plan is updated annually, and there may have been changes in the school planning context since its publication. The county council's response to any future application will be based on the latest data and information available.

Legal Agreement required to secure:

The following is an indicative guide to the contributions that may be requested toward the expansion of local school capacity to mitigate the impact of the proposal on education infrastructure, should expansion of capacity be required. Please be aware that these figures may be subject to change and other service areas may be included. All contributions will be reviewed for compliance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and any other relevant considerations including the proposed housing numbers and mix, and a final decision on the actual contributions that the County Council will require will be made at the time a planning application is submitted.

- A contribution would be expected towards the cost of new primary (including nursery) schools serving the area: this would currently be assessed at £22,079 per pupil place (based on the estimated project cost of a 2 form entry primary school, at BCIS TPI Value 333 related to 3Q19). Based on the proposed mix of dwellings, the expected contribution would be £1,501,372 (68 nursery and primary pupils * £22,079 per place).
- A contribution would be expected towards the cost of new secondary schools serving the area: this would currently be assessed at £32,611 per pupil place (based on the estimated project cost of a 600-place secondary school, at BCIS TPI Value 333 related to 3Q19). Based on the proposed mix of dwellings, the expected contribution would be £1,434,884 (44 secondary pupils * £32,611 per place).
- A contribution would be expected towards the cost of expanding special school capacity: this would currently be assessed at £91,410 per pupil place (at BCIS TPI Value 333 related to 3Q19)]. Based on the proposed mix of dwellings, the expected contribution would be £100,551 (1.1 special school pupils * £91,410 per place).

The amounts shown are to be index linked from BCIS All-in Tender Price Index Value 333 (published 25 October 2019 related to 3Q 2019). Financial contributions have to be index-linked to maintain the real values of the contributions (so that they can in future years deliver the same level of infrastructure provision currently envisaged). Project costs are regularly reviewed, and may increase or decrease by the time any application is submitted.

Officer's Name: Barbara Chillman

Officer's Title: Pupil Place Planning Manager

Date: 1st June 2020

Application no: 20/01309/PREAPP

Location: Land on The North East Side Of, Gavray Drive, Bicester

Archaeology Schedule

Recommendation:

Comments

Comments:

The site is located in an area of considerable archaeological interest and an archaeological evaluation has been undertaken on the site ahead of a previous planning application.

The archaeological geophysical survey and evaluation recorded aspects of an Iron Age and Roman settlement site and produced sherds of Saxon pottery. The Roman material was mostly found to the North of the site, close to an area of Roman settlement recorded North of the railway in 1996 which produced evidence of high status Roman occupation in the area in the form of a writing tablet, the only one from Oxfordshire, found in the backfill of a well (PRN 26122). An enclosure ditch was recorded along with a number of ditches or gullies. Further evaluation on the site, to the NW of the site recorded a pit, dated to the Iron Age, and two gullies. Some areas of the site could not be evaluated due to access restraints and so it is conceivable that further deposits exist on the site.

This evaluation also recorded an extensive area of surviving medieval field systems and the area was enclosed before 1609. This early enclosure by agreement rarely survives in the landscape. The report also concluded that the surviving hedgerows and field boundaries on the site are probably contemporary with this enclosure. This is corroborated with the hedgerow report contained within the evaluation results which recorded a similar date. The hedgerows and field boundaries are therefore a heritage asset in their own right and would fall within the Hedgerow Regulations as an important hedgerow. As such they will need to be preserved within any development. This indicative plans for this pre-application consultation do contain this preservation.

A further programme of archaeological mitigation will be required on this site but this can be secured through appropriate conditions on any resultant planning permission.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 2nd June 2020
