

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

District: Cherwell

Application no: 22/00913/REM

Proposal: Reserved matters application to 19/01746/OUT - layout, scale appearance and landscaping details for employment development (5,161sqm GIA), with associated landscaping and infrastructure works

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Response date: 3rd May 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: 22/00913/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Transport Schedule

Recommendation: Objection for the following reasons:

- HGV tracking is inconclusive and it remains a concern that unsafe manoeuvres may be experienced
- Car parking has not been developed in accordance with Oxfordshire's Electrical Vehicle Infrastructure Strategy.

It is anticipated that our objection could be overcome by the submission of further detail.

Comments:

Parking

Car Parking - The number and layout of the car parking spaces is acceptable.

However, the proposed EV charging allocation on site does not adhere to standards set under Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy. The policy requirement therein is for the development to provide 25% of all spaces with charging points. The submitted Parking Note states that only 14 EV charging spaces shall be provided across the unit providing a total of 134 spaces which represents slightly over 10% of the total allocation. Such a level of provision shall not be supported. **Reason for objection**

Cycle Parking - The amount of cycle spaces proposed (40) for a development of this scale is acceptable. That said, a separate bank of cycle parking is noted within the western car parking area and away from any buildings that they serve. This is not in line with encouraging use of the parking facilities.

Vehicle Tracking

Tracking has been provided for a 16.5m long articulated truck, demonstrating that it can ably enter, turn around and egress in a forward gear. My concern however goes to when any one of the three loading bays are occupied by another HGV. From the swept path exercise, it does not look like there is extra space within which safe turning can be achieved in the presence of another HGV. It is not efficient to assume that the unit shall be serviced by one HGV at any one time. Tracking must therefore include a

scenario where at least one loading bay is already occupied without which, I envisage unsafe manoeuvres that have not been captured. **Reason for objection**

In addition to that, tracking must include a 12.0m rigid truck accessing each unit, turn and egress in forward gear. This is due to such HGV's requiring a relatively superior turning radius than the articulated counterparts.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 28 April 2022

Application no: 22/00913/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Provide FRA relating to phase 2.
- Two surface water drainage strategies provided.
- Clarify the SuDS features that has been implemented for this reserved matter.
- Provide SuDS maintenance schedule.
- Provide surface water flood exceedance plan.
- Provide phasing plan.
- Provide calculations.

Detailed comments:

Provide the FRA that relates to phase 2 or provide the approved FRA at outline stage which covers phase 2.

There are two drainage strategies provided. Please clarify which drawing is the latest. Provide discharge rates. Include pipe numbers which should reflect the calculations. All SuDS features should be referenced and correlate with the calculations. Provide invert and cover levels for all proposed SuDS. Permeable paving area and sub base depths to be provided. All SuDS to be clearly put on the key on the drawings.

Provide clarification on the SuDS features implemented and whether it follows the SuDS treatment hierarchy.

Provide SuDS maintenance schedule, identifying all the maintenance requirements and maintenance frequency. Also clarify the party conducting the maintenance.

Provide surface water exceedance plan for phase 2.

Provide phasing plan and how phase 2 sits with the overall site wide drainage strategy. Ensure phase 2 has adequate drainage to drain its own extent without relying on other phases.

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

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 20 April 2022

Application no: 22/00913/REM

Location: Land Adj To Promised Land Farm, Wendlebury Road, Chesterton

Minerals & Waste

Recommendation:

Comments

Detailed comments:

The application site, which has already received outline planning permission, does not fall within a Mineral Safeguarding Area or a Mineral Consultation Area. The development would not affect any safeguarded Mineral Infrastructure.

The development lies within close proximity to Bicester Sewage Treatment Works which is a Waste Safeguarding Area. Therefore, Policy W11 of the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy should be considered. This Policy states that where the development would directly or indirectly prevent or prejudice the use of a site safeguarded for waste management, the development will not be permitted unless:

- The development is in accordance with a site allocation for development in an adopted local plan or neighbouring plan; or
- Equivalent waste management capacity can be appropriately and sustainably provided elsewhere; or
- It can be demonstrated that the site is no longer required for waste management

In addition to having already received outline planning permission, the application site is currently separated from the Waste Safeguarding Area by land which has been allocated in the Cherwell Local Plan for employment use and which also has received outline Planning Permission.

Therefore we have no objection to this Reserved Matters application and just ask that the Case Officer takes into account the potential impacts of the proposal on the nearby Waste Safeguarded Area when considering the layout and the landscaping details.

Officer's Name: Naomi Woodcock

Officer's Title: Minerals & Waste Planner

Date: 03 May 2022