

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

District: Cherwell

Application no: 22/02866/OUT

Proposal: OUTLINE planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration

Location: Land East Of, Ploughley Road, Ambrosden

Response Date: 31/01/2023

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.

Assessment Criteria

Proposal overview and mix /population generation

OCC's response is based on a development as set out in the table below. The development is taken from the application form.

Residential	
1-bed dwellings	15
2-bed dwellings	31
3-bed dwellings	52
4-bed & larger dwellings	22

Based on the completion and occupation of the development as stated above it is estimated that the proposal will generate the population stated below:

Average Population	299.60
Nursery children (number of 2- and 3-year olds entitled to funded places)	8.09
Primary pupils	36.50
Secondary pupils including Sixth Form pupils	28.63
Special School pupils	0.75
65+ year olds	31.28

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General Information and Advice

Recommendations for approval contrary to OCC objection:

If within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee - £6536.00**
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more

- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

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Transport Schedule

No objection subject to:

- **S106 Contributions** as summarised in the table below and justified in this Schedule:
- **An obligation to enter into a S278** agreement as detailed below.
- **Planning Conditions** as detailed below.
- Note should be taken of the **informatives** stated below.

S106 Contributions

Contribution	Amount £	Price base	Index	Towards (details)
Public transport services	135,960	December 2021	RPI-x	Maintaining and/or improving bus routes that serve Ambrosden
Travel Plan Monitoring	1,558	September 2022	RPI-x	Monitoring of the Travel Plan for five years
Public Rights of Way	30,000	September 2022	Baxter	Improvements to the PRow network in the vicinity of the site
Total	167,518			

Other obligations:

- Off-site highway works:
 - Widening of the cycletrack beside Ploughley Road to 3.0m (where practical to do so) between the A41 and Briar Furlong
 - Traffic-calming measures adjacent to the site access on Ploughley Road
 - Two bus stops on Ploughley Road

Comments:

Introduction

This response must be read in conjunction with the previous Transport comments (dated 1 November 2022) contained within the OCC response dated 3 November.

Since that time, two revisions of a Transport Assessment Addendum (TAA) have been submitted. The comments below are in relation to the latest TAA, rev. P03 dated 10 January 2023.

The initial OCC response contained an objection for the following reason:

- It has not been demonstrated that the visibility splays available from the proposed site access are adequate for the vehicle speeds along Ploughley Road

The latest TAA has sought to address this issue.

Re-surfacing of a short length of Public Right of Way has also been addressed.

Access arrangements

In order to reduce the approach speed of southbound vehicles, a build-out traffic calming feature has been introduced to the north of the site access. This feature replicates those on the Ploughley Road at the south entrance to the village. The effect of the build-out is three-fold:

1. Some vehicles will have to slow or stop to give way to northbound traffic
2. The full-width cushion will encourage vehicles to reduce speed
3. Southbound vehicles will be diverted to the northbound lane when passing the build-out, so will be more visible from the site access.

This calming feature will be visible to northbound traffic leaving the village and so will tend to dampen vehicle speeds towards and past the site access. The length of road up to and just past the feature will be reduced to a 30mph limit.

This approach has been discussed with the OCC Principal Road Safety Engineer and is considered to be appropriate and effective.

Full details, including the necessary Road Safety Audits, will be assessed during the S278 works process.

Public rights of way

The applicant has proposed surface improvements to Bridleway 105/6/20 between the site and West Hawthorn Road. OCC have not requested these improvements, but the proposed 2.0m wide hoggin path is suitable and the bollards are necessary to prevent the entry of vehicles. Note that the proposed access to the bridleway to West Hawthorn Road needs to pass through a boundary feature. OCC cannot grant a right of break-through and the developer will need to prove title.

S106 obligations and their compliance with Regulation 122(2) Community Infrastructure Levy Regulations 2010 (as amended):

Please refer to previous OCC response

S278 Highway Works:

An obligation to enter into a S278 Agreement will be required to secure mitigation/improvement works, including:

- A new site access bellmouth junction on Ploughley Road (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0007 Rev. P06).
- Relocation of the speed limit signs, village gateway and “dragon’s teeth” road markings, including public consultation and TRO (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0012 Rev. P02).
- Widening of the cycletrack beside Ploughley Road to 3.0m (where practical to do so) between the A41 and Briar Furlong (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0007 Rev. P06).
- Traffic-calming measures adjacent to the site access on Ploughley Road (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0012 Rev. P02).
- Two bus stops on Ploughley Road. Each to comprise a two-bay shelter, Premium standard pole, flag and timetable case. The shelters are to include electrical connections for a future real time information screen (by others) (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0012 Rev. P02).
- A crossing of Ploughley Road to the northbound bus stop (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-DR-C-0012 Rev. P02).
- Improvements to the bridleway between the site and West Hawthorn Road (as shown indicatively on Clarkebond drawing B05927-CLK-XX-XX-SK-C-0001 Rev. P01). This may be on a separate short-form S278.

Notes:

This is to be secured by means of S106 restriction not to implement development (or occasionally other trigger point) until S278 agreement has been entered into.

The trigger by which time S278 works are to be completed shall also be included in the S106 agreement.

Identification of areas required to be dedicated as public highway and agreement of all relevant landowners will be necessary in order to enter into the S278 agreements.

S278 agreements include certain payments, including commuted sums, that apply to all S278 agreements however the S278 agreement may also include an additional payment(s) relating to specific works.

Planning Conditions:

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

Please refer to previous OCC response

Informative:

Any alterations to the public highway will be at the applicant's expense and to Oxfordshire County Council's standards and specifications. Written permission must be gained from Oxfordshire County Council's Streetworks and Licensing Team (0345 310 1111). Works required to be carried out within the public highway, shall be undertaken within the context of a legal Agreement (such as Section 278/38 Agreements) between the applicant and the Highway Authority.

Officer's Name: Roger Plater

Officer's Title: Transport Planner

Date: 30 January 2023

Application no: 22/02866/OUT

Location: Land East Of, Ploughley Road, Ambrosden

Lead Local Flood Authority

Recommendation:

No objection subject to conditions.

Condition:

Surface Water Drainage

Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details.
- Consent for any connections into third party drainage systems

Surface Water Management Scheme (Phases):

Prior to the approval of any related reserved matters, a detailed Surface Water Management Scheme for each phase or sub-phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the details approved as part of the strategic scheme (Strategic Surface Water Management Scheme) and include all supporting information as listed in the Condition.

The scheme shall be implemented in accordance with the approved details and timetable.

Reason:

To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework (NPPF) and Local and National Standards.

Condition:

SuDS As Built and Maintenance Details

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 30/01/2023

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Archaeology

Recommendation:

An archaeological evaluation has been carried out on the site; the results of this evaluation will need to be fully investigated through a programme of archaeological excavation.

Key issues:

Legal agreement required to secure:

Conditions:

We would recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

- 4 Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).

Informatives:

Detailed comments:

The applicant has submitted a report on the archaeological evaluation which has been carried out on the site. The evaluation recorded finds from a range of archaeological periods, mainly from the Bronze Age, Iron Age and Roman periods, as well as a potential Anglo-Saxon sunken featured building. These features were found in the eastern portion of the development area, where the bulk of the residential development is planned to take place, and so, if planning permission is granted, there will need to be a further stage of archaeological mitigation. This further work can be secured through a condition.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 27th January 2023