

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

**District:** Cherwell

**Application no:** 23/01853/F

**Proposal:** Variation of condition 2 (plans) 12 (hard and soft landscaping) of 21/04202/F -  
To allow for the addition of a substation and water pump and to agree details of hard and  
soft landscaping

**Location:** Jacob Lodge, Bolton Road, Banbury, OX16 5UG

**Response Date:** 15/08/2023

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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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## **Transport Schedule**

**Recommendation:**

**No objection.**

**Comments:**

Substation and Pumping Station

The proposed substation has been positioned satisfactorily as the doors do not open across the public footway.

Condition 12

No objection

**Officer's Name: Roger Plater**

**Officer's Title:** Transport Planner

**Date:** 09/08/2023

**Application no: 23/01853/F**

**Location:** Jacob Lodge, Bolton Road, Banbury, OX16 5UG

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### **Lead Local Flood Authority**

**Recommendation:**

No Comments

**Detailed comments:**

LLFA have no comment in addition of to allow additional sub station and water pump and to agree hard and soft hard standing.

**Officer's Name: Shada Hasan**

**Officer's Title:** LLFA Engineer

**Date:** 04/08/2023

**Application no: 23/01853/F**

**Location:** Jacob Lodge, Bolton Road, Banbury, OX16 5UG

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## **Archaeology**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

### **Legal agreement required to secure:**

### **Conditions:**

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of an archaeological monitoring and recording action (watching brief) to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

1. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including 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 recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2021).

**Informatives:**

**Detailed comments:**

The site lies in an area of archaeological interest and potential, and an archaeological excavation immediately to the north as part of the wider application 21/04202/F, has recorded Medieval remains. It is likely that these remains continue in to the proposal area for the substation and pumping station. An archaeological watching brief should be carried out to record any archaeological remains which may be disturbed during excavations associated with this scheme.

**Officer's Name: Victoria Green**

**Officer's Title: Planning Archaeologist**

**Date: 27/07/2023**