

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

District: Cherwell

Application no: 13/01584/F

Proposal: Erection of 69 dwellings with associated car parking, infrastructure and landscaping, provision of public open space, play areas and flood attenuation

Location: parcel B2A Camp Road Upper Heyford

This report contains officer advice and the comments of local members when submitted.

The county council considers this application to fall within the previously permitted development at Upper Heyford i.e. it is a Qualifying Development falling within the Site as defined in Appendix 7 of extant agreement UH08 dated 22 December 2011. This development should therefore comply with the terms of the extant agreements in terms of delivering works and/or payments of contributions.

Submission Date: 27 November 2013

ANNEX 1
OFFICER ADVICE

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TRANSPORT DEVELOPMENT CONTROL

Recommendation

- Object for the reasons given below

Key issues:

- This application is considered to fall under the scope of “Qualifying Applications” as defined in the extant Heyford Park S106 agreement dated 22 December 2011 (i.e. UH 08). It is appropriate to draw the applicant’s attention to the following transport-related requirements in this S106 Agreement, the first of which will be triggered by this development:
 - The Landowner shall not Start Construction until there have been submitted to the County Council and approved in writing by it: in principle drawings of the Camp Road Works, the Chilgrove Drive Works and the Middleton Stoney Works, and plans identifying the land to be dedicated as being highway (if any) in respect of such works and title to the freehold of and to all other interests in such land have been produced to the satisfaction to the County Council.
 - The Landowner shall not Occupy the 416th Dwelling or 100th New Build Dwelling (whichever is the earlier) until all the Camp Road Works have been completed in accordance with the Highways Agreement.
- The in-principle plans for the highway works have not yet been approved and are considered to be overdue in the context of the new free school building that was built earlier this year, which should have triggered this S106 requirement.
- The application’s Design and Access Statement states that: “*This application has been submitted to bring forward commencement of development on the site avoiding the requirement to satisfy pre-commencement conditions/ obligations relating to the wider application site*”. The Planning Statement states that: “*In order to bring forward commencement of development on the site it has been agreed with the Local Planning Authority that this application be submitted as a separate planning application*” This is not considered acceptable to OCC, as this approach would be in breach of the pre-commencement planning conditions and existing legal S106 obligations.
- The Local Highway Authority is prepared to provide detailed comments on the application once the above concern has been addressed to the satisfaction to the County Council.

Officer’s Name: Judy Kelly

Officer’s Title: Senior Engineer

Date: 07 November 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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DRAINAGE

Recommendation

- No objection subject to the following conditions, legal agreement and informatives

Key issues:

- Drainage is indicative at the present time.
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Legal Agreement required to secure:

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Conditions:

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Informatives:

- The developer needs to be aware of the requirements of the Flood and Water Management Act 2010 when designing the surface water drainage scheme for this development.
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Detailed Comments:

A full drainage design will be required and agreed prior to the development commencing.

Officer's Name: Gordon Kelman

Officer's Title: Senior Engineer (Drainage)

Date: 23 October 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: parcel B2A Camp Road Upper Heyford

ARCHAEOLOGY

Recommendation

- No objection

Key issues:

- None

Legal Agreement required to secure:

- None

Conditions:

- None
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Informatives:

- None

Detailed Comments:

The proposals outlined in in the proposal would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 31 October 2013

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**District:** Cherwell**Application no:** 13/01584/F**Proposal:** Erection of 69 dwellings with associated car parking, infrastructure and landscaping, provision of public open space, play areas and flood attenuation**Location:** parcel B2A Camp Road Upper Heyford

MINERALS & WASTE POLICY**Recommendation**

- No comment

Key issues:

-

Legal Agreement required to secure:

-

Conditions:

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Informatives:

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Detailed Comments:**Officer's Name:** Peter Day**Officer's Title:** Minerals & Waste Policy Team Leader**Date:** 31 October 2013
