

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

**District:** Cherwell

**Application no:** 16/00627/REM-2

**Proposal:** Reserved Matters to 13/01811/OUT - Erection of 60 dwellings and public open space with associated works

**Location:** Land And Former Buildings UH11 442 465 466 467 468 470 471 481 492 493 529 593 596 Dow Street Upper Heyford

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## **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 localities response and technical team response(s). Where local member have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

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**Officer's Name:** Lisa Michelson

**Officer's Title:** Locality Manager

**Date:** 29 June 2016

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## **Transport**

### **Recommendation**

Objection

### **Key issues**

- Parking provision is generally adequate.
- Swept path analysis shows overhang on footways and verges.
- A Travel Information Pack will be required.
- Amendments to the road layout will be required.
- Further drainage information is required.

### **Conditions**

Prior to first occupation a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. The first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

### **Informatives**

The Advance Payments Code (APC), Sections 219 -225 of the Highways Act, is in force in the county to ensure financial security from the developer to off-set the frontage owners' liability for private street works, typically in the form of a cash deposit or bond. Should a developer wish for a street or estate to remain private then to secure exemption from the APC procedure a 'Private Road Agreement' must be entered into with the County Council to protect the interests of prospective frontage owners. Alternatively the developer may wish to consider adoption of the estate road under Section 38 of the Highways Act.

Prior to commencement of development, a separate consent must be obtained from OCC Road Agreements Team for the design and layout of roads within the development under S38 and / or S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

## **Detailed comments**

### **Transport Development Control**

The level of car parking provision at each dwelling is adequate and acceptable. Garages must have minimum internal dimensions of 3.0m x 6.0m.

The inclusion of garden sheds for cycle parking at dwellings with no garage is welcomed.

The refuse vehicle swept path analysis still shows overhang of verges and footways in some locations. This will need to be rectified. OCC would accept a slightly shorter vehicle of 10.5m to be used for this analysis. **Reason for objection.**

### **Travel Plans**

As there is a site wide travel plan a Travel Plan Statement will not be required. However, a Travel Information Pack will be required in discharge of a condition of planning consent.

### **Road Agreements**

There a number of items that will need to be addressed and rectified during the Section 38 agreement process. These are noted below.

- Root protection zones may prevent full depth reconstruction to adoptable standard.
- Adoptable shared surfaces should be a minimum 5.5m wide.
- Refuse vehicle tracking will need to be proved on adoptable roads. The available vehicle tracking appears to be very tight on some corners/allocated parking spaces and involves significant overhang.
- Parking bays should not be located in junction and forward visibility splays.
- The strips of verge around the outside of adoptable visitor parking bays should be changed to hardstanding and widened to a minimum of 1m.
- Adoptable verge should not contain acute angles and would ideally be a minimum of 1m wide for ease of maintenance.
- All adoptable roads and footpaths will need to be lit.
- Trees should have a 2m stem for visibility. Tree pits and root barriers will be required for all new trees within and close to the proposed highway
- Root barriers will need to be installed to protect the proposed highway from existing tree roots.
- New and existing trees within the highway will attract commuted sums.
- Shrubs should not be planted within 800mm of adoptable carriageway. Shrubs within the highway will attract commuted sums.
- We do not allow the planting of daffodils in highway verge.
- Any existing road will require full depth reconstruction to bring it up to an adoptable standard.

## Drainage

### Site Flooding

The XP drainage microsimulation modelling provided within the updated FRA (dated 2.6.16) Appendix C, would appear to show that well over 1000 m<sup>3</sup> of flooded volume occurs during the 1/100 year exceedance event. It is not clear where flooded volume will be stored on the site. **(Reason for Objection)** Please clarify paragraph 4.6 of the updated FRA and whether flood flows are routed along the Phase 5 road towards Phase 4. Please provide a flood route plan for exceedance events making storage areas.

Please provide confirmation that no flooding from site covers occurs in the 1/30 year storm event.

### Maintenance

Please clarify who will be responsible for the maintenance of the SUDS systems over the lifetime of the development. **(Reason for objection)**. Please clarify whether responsibility for maintenance of SUDS will be undertaken across the global site under a single contract and plan or whether each development will have its own specific contract and plan.

The maintenance schedule provided within the revised FRA should form part of a more comprehensive 'SUDS Site Management and Maintenance Plan' for the development. The scope of this document should be based on the advice given in 'The SUDS Manual' (Ref: Ciria 753) Chapter 32 - Operation and Maintenance (and deal with any health and safety issues).

It is proposed that the production of a more comprehensive SUDS Maintenance and Management Plan should form part of a planning condition for the development.

Please provide detailed design of the outfall structure at the Gallos brook including section showing levels.

**Officer's Name: Chris Nichols**

**Officer's Title:** Transport Development Control

**Date:** 29 June 2016

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## **Ecology**

### **Recommendation:**

Comments

### **Key issues:**

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

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

N/A - For the District Council to comment

### **Conditions:**

N/A - For the District Council to comment

### **Informatives:**

N/A - For the District Council to comment

### **Detailed comments:**

**Officer's Name:** Tamsin Atley

**Officer's Title:** Ecologist Planner

**Date:** 21 June 2016

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