

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

**District:** Cherwell

**Application no:** 16/01599/F

**Proposal:** Amendments to planning permission reference 11/00617/OUT (and reserved matters approval 12/01802/REM) to create an additional 4 dwellings and replacing a number of the existing approved dwellings with new house types. A total of 86 dwellings to be provided on site

**Location:** Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road Bodicote Banbury

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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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## **Strategic Comments**

### **Comments:**

I have read the comments below.

**Officer's Name:** Jacqui Cox

**Officer's Title:** Principal Infrastructure Planner

**Date:** 21 September 2016

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## **Transport**

### **Recommendation:**

No objection

### **Key issues:**

- Road layout appears the same as previously agreed reserved matters layout referred to above, which is currently being implemented

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

- Deed of variation required to original S106 agreement increasing transport contribution in line with the original calculations, which were based on the Cherwell Planning Obligations SPD. The change to the composition of house sizes is not obvious in the application – this would be required to calculate the difference.

### **Conditions:**

No new conditions recommended, but it is unclear to me whether the drainage conditions on the original applications have been discharged, and this needs further investigation.

### **Detailed comments:**

The inclusion of the additional 4 homes will not have a severe impact on local highway network capacity. However, they will add to the cumulative impact of development, therefore the strategic transport contribution secured in the Section 106 agreement on the outline permission (already implemented) should be increased in line with the revised number and composition of dwellings, by way of a Deed of Variation to the S106 agreement.

The road layout shown in drawing CFP\_FUL\_PLN\_SP Rev C, does not involve changes to the proposed highway layout agreed in the previous reserved matters – the changes only affect individual plots, and appear acceptable.

I am aware that a S38 application has been made for the site roads (in accordance with the reserved matters layout), and a number of issues have arisen at safety audit. These include:

- Insufficient internal vis splays
- Road widths insufficient to accommodate refuse lorries
- Lack of clear pedestrian routes through the site.
- Confirmation needed of forward visibility at traffic calming

Minor changes may need to be made to address these issues as part of the S38 process.

Additionally as the access road between the site and Oxford Road is private, works to this road have been proposed, in order to seek adoption. Unless the access road is adopted, the estate roads cannot be adopted.

**Officer's Name: Joy White**

**Officer's Title: Principal Transport Planner**

**Date: 16 September 2016**

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## Archaeology

### Recommendation:

No objection subject to conditions

### Key issues:

The area concerned lies within an area of some archaeological interest identified through an archaeological evaluation carried out on the site. A programme of archaeological recording will be required ahead of any development on the site. This can be secured through an appropriately worded condition.

### Legal agreement required to secure:

None

### Conditions:

1. 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 (2012).

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 staged programme of archaeological evaluation and 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.

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 (2012).

**Informatives:**

None

**Detailed comments:**

The area concerned lies within an area of some archaeological interest identified through an archaeological evaluation carried out on the site (PRN 26492). This evaluation recorded a number of Iron Age and early Roman features including possible enclosure ditches and round house ring ditches along with two isolated Neolithic pits. Post medieval boundaries were also recorded. These features were mainly recorded in the north west of the site but a lower density of features were also recorded to the south. This development will impact on these features and further archaeological recording will be required prior to development.

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 to be carried out in advance of and during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested above.

**Officer's Name: Richard Oram**

**Officer's Title: Planning Archaeologist**

**Date: 06 September 2016**

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## **Education**

### **Recommendation:**

Approval subject to the conditions

### **Key issues:**

This development site is covered by a signed s106 (dated 27<sup>th</sup> February 2012) related to permission 11/00617/OUT. A Deed of Variation will be required before permission relating to this application is granted to increase the number of dwellings from 82 to 86 and link the new planning permission reference.

**Officer's Name:** Sarah Greenall

**Officer's Title:** School Planning Officer

**Date:** 14 September 2016

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## **Property**

### **Recommendation:**

No objection

### **Key issues:**

This development site is covered by a signed s106 (dated 27th February 2012) related to permission 11/00617/OUT. A Deed of Variation will be required before permission relating to this application is granted to increase the number of dwellings from 82 to 86 and link the new planning permission reference.

**Officer's Name:** Will Madgwick

**Officer's Title:** Planning Liaison Officer

**Date:** 09 September 2016

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## **Minerals & Waste**

### **Recommendation:**

No comment

### **Key issues:**

No significant issues

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

### **Conditions:**

### **Informatives:**

### **Detailed comments:**

No comments

**Officer's Name:** Peter Day

**Officer's Title:** Minerals & Waste Policy Team Leader

**Date:** 02 September 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:** 20 September 2016

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