

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

District: Cherwell

Application no: 14/00049/SCOP

Proposal: Scoping Opinion - erection of up to 1500 dwellings including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 3000sqm of retail space including 2,325sqm supermarket; up to 7,500sqm of locally led employment (B1, B2, B8) space; site for a football associated step 5 football facility with publicly accessible ancillary facilities; public open space; provision of site for new park and ride facility; and associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice and the comments of local members.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 09 September 2014

ANNEX 1
OFFICER ADVICE

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

Transport

Key issues:

- Access arrangements
- Traffic impact & highway safety
- Public Transport links
- Proposed P&R facility
- Drainage

Informatives:

Prior to the commencement of a development, a separate consent must be obtained from Oxfordshire County Council Road Agreements Team for any access, footway works etc under S278 of the Highway Act. For guidance and information please contact the County Council's Road Agreements Team on 01865815700 or email Road.Agreements@oxfordshire.gov.uk.

Comments:

Access to the proposed site will need to be taken via two vehicle access points, which could be from the A44 Oxford Road and the A4095 Upper Campsfield Road in the form of a right turn lane designed to an appropriate standard i.e. DMRB. No vehicle access will be supported from the Shipton Road to serve this site, although an emergency access may be considered. A pedestrian and cycle link from the site along the Shipton Road to Marlborough School and on wards will require investigating and would be welcomed.

Pedestrian and cycle links from the site to the surrounding/adjoining residential roads would be desirable. The potential traffic impact the proposed development may have upon A44 is a concern due to its strategic nature. Therefore a robust Transport Assessment (TA) will be required.

The proposal to provide a P&R facility within the site is welcomed. However the need for this facility needs to be provided as part of a future TA and how it links into the transport strategy for Cherwell and West Oxfordshire, and their forthcoming Local Plans.

Required documents for future transport submission and design requirements

1. Transport Assessment (TA)

With regards to transport, a robust TA will be required and the following junctions will require surveying/assessments:

- A44 Oxford Road/A4095 Bladon Road/A4095 Upper Campsfield Road/A44 Woodstock Road roundabout;
- A4095 Main Road/Lower Road;
- A4260 Banbury Road/A4095 Bunkers Hill/A4095 Upper Campsfield Road;
- A44 Woodstock Road/Spring Hill Road;
- A44 Woodstock/Sandy Lane/Rutten Lane;
- A44 Woodstock Road/The Turnpike/Cassington Road;
- Loop Farm Roundabout; and
- A34/Services/A44 Woodstock Road
- Please note the Local Highway Authority may wish to see further assessments on junctions off the A44 through Woodstock.

A 5 year accident report study is required as part of the TA.

Car and cycle parking standards to OCC/CDC adopted standards

A Pedestrian and Cycle Audit is required to establish if the site is served by an acceptable level of footway and cycle connections to and from the town centre. Such a review will also need to include access to/and the frequency of public transport services.

A Transport Assessment (TA) Scoping form is attached.

2. Travel Plan

Due to the size of the development a framework travel will be need to be developed and agreed prior to occupation with the county council's Travel Plans Team. This plan will need to include a review programme for the duration of the site's build out, to ensure its plan is kept up to date (and in line with any changes in regulations).

To encourage sustainable travel on the development the site layout will need to link in with the existing walking and cycling networks; as well as consider the existing Oxfordshire lift share scheme and car clubs schemes in the area.

Each of the individual elements of the development site will require a travel plan and monitoring fee(s) as set out in Oxfordshire County Council's adopted guidance: Transport for New Developments: Transport Statements and Travel Plans dated March 2014 (or any updated guidance document). These travel plans will need to reference the overall objectives of the sites Framework Travel Plan.

The key issues the overall Travel Plan will need to consider are:

- Framework Travel Plan required
- Travel Plan monitoring fees required
- Travel plans for each element of the development as they are built.
- Contribution to the management of Oxfordshire Liftshare
- Contribution to setting up and on-going running of a car club for the residential element of the site.
- Details of how the site will link in to the existing walking and cycling networks

A Construction Traffic Management Plan (CTMP) will be required guidance attached.

3. Scaled Drawings (hard copies)

- Drawing required showing proposed access arrangements for site, to include vision splays, road width, junction radii etc (*to include Safety Audits on proposed access arrangements and subsequent highway mitigation requirements*);
- Parking arrangements, turning and servicing areas.
- Tracking plans for refuse and HGV deliveries
- Internal road, footway and cycle links (to accord with MfS and constructed to OCC specifications).
- S38 Adoption area drawings.

The highway boundaries adjacent the site must be investigated (Oxfordshire County Council's Land & Highway Records team can help 01865 815700). Rights of Way through and around the proposed site must be checked to ensure no footpath diversions are required etc.

Public Transport comments

"Site is very well located from the transport perspective, adjacent to the A44 strategic Premium Bus Route from Chipping Norton and Woodstock to Oxford. It is also located on the secondary strategic bus route from Burford and Witney to Woodstock.

The proposed Park and Ride site could provide a new strategic peripheral Park and Ride site for the Oxford area, consistent with emerging plans for the Northern Gateway area and for the forthcoming Oxford Transport Strategy.

The site stretches around 700 metres from the A44 to the north-east boundary. In order to maximise the amount of walking to bus stops and into the existing Woodstock town, the residential part of the site should be contained within the first 500 metres of the site (from the A44 to the north-east boundary).

The Park and Ride site should be located close to Bladon Roundabout, and the bus facility should be designed to facilitate through operation of buses along the A44 corridor and also to/from Witney via the A4095 through Bladon village.

There is therefore a good chance of securing a good proportion of sustainable travel, either by walking to the comprehensive facilities in Woodstock Town Centre or by using the good bus services which already exist at this location, which would be enhanced through this proposal".

Drainage comments

"Scoping of opinion only so no drainage details have been submitted. The developer / developers need to adhere to the requirements of the Flood and Water Management Act 2010 when designing the surface water management for the development. Sustainable drainage will be required on this development. Greenfield run off or better will be required".

Officer's Name: Michael Deadman

Officer's Title: Principal Engineer

Date: 05 September 2014

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Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

Archaeology

Key issues:

The Scoping Report states that a desk based assessment (DBA) has been prepared assessing the archaeological potential of the site and that geophysical survey and trenched evaluation will be undertaken. The EIA should therefore contain the DBA, the two geophysical surveys and the results of the trenched evaluation.

Legal Agreement required to secure:

None

Conditions:

Not at this stage

Informatives:

None

Detailed Comments:

The Scoping Report states that a desk based assessment (DBA) has been prepared assessing the archaeological potential of the site. The report also states that a geophysical survey and a trenched evaluation will also be undertaken. The geophysical survey will need to consist of both magnetometry and, due to the possibility of further walls and foundations related to the Roman villa, a targeted resistivity survey. These surveys and the trenched evaluation will need to be undertaken in accordance with a written scheme of investigation, agreed in advance by Oxfordshire County Archaeology on behalf of the Local Planning Authority. The Desk Based Assessment, the Geophysical Surveys and the trenched evaluation should also be undertaken in accordance with the Institute For Archaeology's relevant standard and guidance.

The EIA should therefore contain the DBA, the two geophysical surveys and the results of the trenched evaluation.

Officer's Name: Richard Oram
Officer's Title: Planning Archaeologist
Date: 22 August 2014

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

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Ecology

Key issues:

- Cherwell District Council and West Oxfordshire District Council should seek ecological advice on this EIA Scoping request. In addition, the following guidance document provides general information and advice on Biodiversity & Planning in Oxfordshire:
<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>
- The EIA should include assessment of potential on-site and off-site impacts. These should include direct, indirect and cumulative impacts on statutory and non-statutory sites for nature conservation, UK priority habitats and species and protected species.

Detailed Comments:

Assessment & Mitigation

The ecology chapter should assess the potential direct and indirect impacts on designated and local sites and include an extended Phase 1 survey to determine the habitat present and identify whether there is any UK Priority habitat present or potential habitat for protected or UK priority species.

If potential UK priority habitat or potential habitat for protected species is identified further surveys will be required (phase 2 habitat and protected species surveys) to determine what biodiversity is present and the potential impacts of the development. The EIA should answer the following questions:

1. What species are involved?
2. What is the population level (or area) likely to be affected by the proposal?
3. What is the impact of the proposal on protected species/ UK BAP priority habitat?
4. Is the impact necessary or acceptable?
5. What can be done to mitigate the impact?
6. Will a licence be required from Natural England?

Protected species surveys must be up to date and carried out according to best practice (e.g. correct time of year). Depending on the time elapsed between the initial survey and when works are planned to occur, then the surveys may need to be updated.

Compensation & Enhancement

In addition to appropriate mitigation and compensation, the development should result in a net gain in biodiversity (in line with NPPF). A recognised metric (e.g. Warwickshire's) should be applied to demonstrate how a net gain in biodiversity would be achieved.

The development should include green infrastructure to retain a mosaic of habitats and linear features to ensure that structural diversity and habitat connectivity throughout the site is maintained. A sensitive directional lighting scheme should be implemented to ensure that additional lighting does not impact on the retained green corridors and areas within or beyond the site boundaries.

Biodiversity enhancements such as SUDS, hedgerow and tree planting, creation of ponds, creation of habitat for bats in buildings and bird boxes, creation of hibernacula for reptiles and amphibians, log piles for invertebrates, hedgehog domes and creation of wildflower grasslands should be included in the development design in line with planning policy (NPPF and District planning policies) and the NERC Act which places a duty on local authorities to enhance biodiversity. Provision should be made for the long term management of these areas.

The development should contribute towards meeting the targets of nearby Conservation Target Areas. Please see this link for further information on CTAs:

<http://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/>

Officer's Name: Tamsin Atley
Officer's Title: Ecologist Planner
Date: 08 September 2014

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LOCAL MEMBER VIEWS

Cllr: Ian Hudspeth**Division:** Woodstock**Comments:** This proposal will straddle 2 planning authorities Cherwell & WODC which one will be dealing with the application?

The major impact would be on the town of Woodstock that has approximately 1500 houses therefore the proposal would be to double it.

A full environmental impact assessment is required along with archaeology assessment

Date: 06 September 2013
