

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

District: Cherwell

Application no: 16/00263/F-2

Proposal: Demolition of Buildings 485 and 488 and the erection of 43 dwellings with associated parking, infrastructure, landscaping and public open space.

Location: Buildings 485, 488 And Land Surrounding Those Buildings (Dorchester Phase 6)
Heyford Park Camp Road Upper Heyford

Purpose of document

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

This report contains officer advice in the form of technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

Further to the receipt of additional information, this response supersedes OCC's consultation response dated 5th July 2016.

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 12 July 2016

District: Cherwell

Application no: 16/00263/F-2

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Transport

Recommendation

No objection subject to conditions

Key issues

- The change of use will lead to a small net reduction in trip generation.
- Parking provisions are acceptable.
- A Travel Information Pack will be required.
- Improvements will be required to the road design under the Section 38 or Section 278 agreement.
- Further information regarding drainage proposals is required.

Conditions

D9 New estate roads

D10 Estate accesses, driveways and turning areas

D12 Road construction, surface and layout

D15 Parking and manoeuvring areas retained

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.

Drainage Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) OCT 2010 Waterman and update in March 2016 Woods Hardwick (Ref: 16871 REV 2) by and the following mitigation measures detailed within the FRA:

- *Limiting the surface water run-off generated by the 1 in 100 year + 30% allowance for Climate Change critical storm so that it will not exceed the run-off over the existing situation and not increase the risk of flooding off-site.*
- *Underground Storage tanks and oversized pipes. (As shown on drawing HEYF- 5-936C and para 6.3.1 of FRA update)*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Drainage Condition 2

Prior to commencement of the development the Applicant shall submit to the Local Planning Authority a SUDS Maintenance and Management Plan for the development. This will include:

- *A maintenance schedule, A site plan showing location of SUDS features and details, Maintenance areas, and Outfalls. Responsibility for the management and maintenance of each element of the SUDS scheme will be detailed within the Management Plan and a health and safety plan where risks are involved in the maintenance activity will be required.*

Drainage Condition 3

Prior to commencement of the development the Applicant shall submit to the Local Planning Authority a revised Flood Route and Storage Plan for exceedance flows at the site:

- *To update the existing drawing 'Surface Water Drainage Overview – Residual Flooding' Drawing Number HEYF /5/148C to reflect any revised microsimulation modelling results, as built constructed site changes, and changes to exceedance storage areas.*

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, separate consent must be obtained from OCC Road Agreements Team for the new highway provisions under S38 or S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Detailed comments

Transport Strategy

Clause 14 in the legal agreement for 10/01642/OUT dated 22/12/11 sets a ceiling of 1075 dwellings (or 1,135 as varied by the agreement for 13/01811/OUT). Any development over and above this ceiling will be expected to contribute to a transport mitigation package for allocation covered by Policy Villages 5. Moreover, a comprehensive masterplan that sets out the transport mitigation package required to mitigate the additional growth should be in place prior to the determination of applications that will exceed the ceiling.

Transport Development Control

It is noted that this is a Full planning application rather than a Reserved Matters application under 10/01642/OUT. In this respect the Design and Access Statement notes that:

“Section 2 of this report...explains that due to a change in use from residential, commercial and village green to residential, the decision was made to submit a full planning application.”

Section 3 of the Planning, Heritage and Design Statement Addendum quantifies the change of use as 20 additional residential units with the removal of 1,500m² of B1 employment. Reference to the TRICS trip generation database indicates that this change would lead to small a net reduction in trip generation. The change of use is therefore acceptable.

Car parking provisions are acceptable. The provision of sheds for cycle parking at dwellings with no garage is welcomed.

Travel Plans

This is a small part of the much larger Heyford Park development that already has a travel plan which will act as the guiding master document for the site. This development should form a small part of the master travel plan and be guided by the aims of that travel plan.

A Travel Information Pack will be required.

Road Agreements

The basic layout of the roads is acceptable, although more detail will need to be submitted to the Road Agreements team under the Section 38 or Section 278 agreement. In this respect it should be noted that the Vehicle Tracking Layout suggests that a car might have difficulty passing a large vehicle in the adoptable shared surface road. As a result cars might be forced to reverse, or overrun the verge. OCC would expect a slightly wider road or the provision of a safe waiting/passing area in an adoptable road. If such provisions are not made then OCC might choose not to adopt the road. These matters could be resolved through the Section 38 or Section 278 process.

Drainage

Additional information with respect to drainage is provided within the document Planning, Heritage and Design Statement Addendum (24th May 2016).

Maintenance

The maintenance schedule provided within Appendix 1 of the Statement 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.

Detailed design of the outfall structure at the Gallos brook including section showing levels are not included in the planning application documents. However, it is understood that the outfalls are already constructed and drawings can be provided if required.

Flood Route

The flood route on the development and storage areas is not included in the planning application documents. However, material received subsequent to the planning application shows the proposed exceedance flood route. This is shown on Drawing No. HEYF /5/148/C. Surface Water Drainage Overview – Residual Flooding, which is included with this response.

Further work to update the drawing to reflect more recent microsimulation modelling result, storage area changes, and any existing as-built changes, but that the substantial body of work required for approval has been undertaken already. It is therefore proposed that work to update Drawing No.HEYF /5/148/C and associated will form a condition to the approval.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date:08 July 2016

District: Cherwell

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Education & Property

Recommendation:

No objection

Key issues:

This application represents a net increase of 20 residential units over and above that originally envisaged for the application site but will no longer include any employment uses.

Whilst it is the County Council's view that a comprehensive masterplan that sets out the mitigation package required to mitigate the additional growth should be in place prior to the determination of applications that will exceed the ceiling, from an education and property perspective due the limited amount of additional dwellings proposed the approach suggested by the applicant in the heads of terms document dated 24th May of taking a similar approach to the Dow Street S106 (13/01811/OUT) would be acceptable in principle. However, it is noted that Para. 2.7 of the S106 Heads of Terms proposes increasing the ceiling to 1,178 dwellings. This does not take into consideration that 23 of the proposed dwellings are already included within the existing ceiling; the increase in the ceiling should only be for the 20 additional dwellings over and above those covered by the existing permission. The new ceiling should therefore be 1,155 dwellings.

Conditions:

The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. We would therefore ask you to add the requirement for provision of hydrants in accordance with the requirements of the Fire & Rescue Service as a condition to the grant of any planning permission

Informatives:

Fire & Rescue Service recommends that new dwellings should be constructed with sprinkler systems

Officer's Name: Richard Oliver

Officer's Title: Infrastructure Funding Negotiator

Date: 23 June 2016

District: Cherwell

Application no: 16/00263/F-2

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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: 24 June 2016
