

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

District: Cherwell

Application no: 15/01612/REM

Proposal: Reserved Matters to 10/01642/OUT - Erection of 86 dwellings with associated car parking, infrastructure. associated works and public open space

Location: Phase 4 And Phase 5B South And South West Of Wellington 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 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).

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 19 October 2015

Proposal: Reserved Matters to 10/01642/OUT - Erection of 86 dwellings with associated car parking, infrastructure. associated works and public open space
Location: Phase 4 And Phase 5B South And South West Of Wellington Road Upper Heyford

Transport

Recommendation

No objection subject to conditions

Key issues

- Parking and circulation provisions are acceptable.
- A Residential Travel Plan and Travel Information Pack will be required.
- Insufficient drainage information has been provided with the planning application.

Conditions

D9 New Estate Roads
D15 Parking and Manoeuvring Areas Retained

The developer will need to submit a residential travel plan for this development and this will need to be approved by the Travel Plan Team at Oxfordshire County Council before first occupation of the site.

The developer will need to submit a Travel Information Pack for this development and this should also be sent to the Travel Plan Team for approval before first occupation.

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates;
- Discharge Volumes;
- Maintenance and management of SUDS features (this may be secured by a Section 106 Agreement);
- Sizing of features – attenuation volume;
- Infiltration in accordance with BRE365;
- Detailed drainage layout with pipe numbers;
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy);
- Network drainage calculations;
- Phasing.

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 all highway works under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

Detailed comments

Transport Development Control

The level of car parking provision for all dwellings is compliant with the Heyford Park Design Code. Garage dimensions are a minimum of 6.0m x 3.0m and are therefore compliant with Oxfordshire County Councils standards.

The inclusion of cycle sheds at dwellings that are not provided with a garage is a welcome provision.

Swept path analysis demonstrates that refuse vehicles can access all areas of the development

Travel Plans Team

No up to date acceptable Master Framework Travel Plan exists for the whole Upper Heyford site and until this is in place each development that takes place on the site will have to be treated as an individual development.

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The developer will also need to submit a Travel Information Pack for this development and this should also be sent to the Travel Plan Team for approval before first occupation.

Drainage

Insufficient drainage information has been provided with the planning application. The planning application should include enough information to demonstrate a workable solution for managing surface water drainage.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 15 October 2015

District: Cherwell

Application no: 15/01612/REM

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Ecology

Recommendation

No objection subject to conditions

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: 15 October 2015
