

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

**District:** Cherwell

**Application No:** 18/02147/OUT-3

**Proposal:** Outline planning application for up to 21 dwellings comprising 2, 3 and 4 bedroom dwellings together with access, garaging and landscaping.

**Location:** Stone Pits Hempton Road Deddington Banbury OX15 0QH.

**Response date:** 21<sup>ST</sup> May 2019

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This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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## **Transport Schedule**

### **Recommendation:**

**No objection.**

### **Comments:**

This response is in relation to the amended Illustrative Concept Plan (Drg. No. A\_1807 P100 Rev. C) and Site Access Proposals (Drg. No. 20172-01 Rev. D) only. It should be read in conjunction with the previous response to 18/02147/OUT, dated 21<sup>st</sup> January 2019.

The revisions to the Concept Plan will not have any impact regarding the highway network. I presume that the allocated spaces for Plot 15 are diagonally across the road, to the north of Plot 7. There is no change to the locations of the visitor parking bays, which are not well distributed around the development.

The Site Access drawing now includes the new footway being extended eastwards to tie in with the existing footway at the Wimborn Close bellmouth, and the give way build-out as requested in our previous response. This is indicative only at this stage and will be designed as part of the S278 agreement.

**Officer's Name: Roger Plater**

**Officer's Title:** Transport Planner

**Date:** 8th May 2019

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**Location: Stone Pits Hempton Road Deddington Banbury OX15 0QH.**

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## **Lead Local Flood Authority**

### **Recommendation:**

#### **No objection subject to:**

- Approval by the Environment Agency

### **Key issues:**

- We have no concerns regarding the drainage proposals in principle, although the potential for contamination remains
- Approval needs to be gained from the Environment Agency

### **Conditions:**

No development shall commence until a detailed surface water drainage scheme, in broad accordance with the “Flood Risk and Drainage Technical Note”, dated February 2019, Ref. 23933/05-18/6010 – Rev C, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- Full microdrainage calculations for all events up to and including the 1 in 100 year plus climate change;
- A Flood Exceedance Conveyance Plan;
- Detailed design drainage layout drawings of the SuDS proposals including cross section details;
- Infiltration tests to DG 365;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
- Confirmation that infiltration is not proposed in contaminated land.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

### **Detailed comments:**

The comments below should be read in conjunction with the OCC response to 18/02147/OUT (dated 21 January 2019), 18/02147/OUT-2 (dated 27 March 2019) and subsequent emails regarding drainage.

We still have a concern regarding potential contamination on the site and the fact that the site is located within the Aquifer Designation Map Secondary A aquifer and within the Groundwater Vulnerability map Minor Aquifer “intermediate” which can be viewed on Magic Map <https://magic.defra.gov.uk/MagicMap.aspx>

As stated previously, this falls under the jurisdiction of the Environment Agency and if they have not been consulted already, I would suggest they are consulted and made aware that there is potential contamination at the site and the applicant is proposing to discharge surface water via infiltration to a designated aquifer.”

Therefore, we do not need any further drainage details at this time, but the Environment Agency should be satisfied with the proposals. They may have further requirements that could potentially affect the layout of the site.

**Officer's Name: Richard Bennett**  
**Officer's Title: Flood Risk Engineer**  
**Date: 21 May 2019**

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