

4 THE PROPOSED DEVELOPMENT AND ALTERNATIVES CONSIDERED

Preamble

Minor amendments have been made to the proposed development as described in the 2016 ES following consultee responses. These minor amendments remain largely in accordance with the Parameter Plan and project description that was assessed in the 2016 ES. However, a few changes affect the Parameter Plan and so this has been updated. It should be noted that whilst the revised detailed planning application seeks consent for 296 residential dwellings, the SEI continues to assess a 'worst-case' scenario of 297 residential dwellings as considered in the 2016 ES. The following supersedes equivalent sections of ES Chapter 4 that are affected by minor amendments; the remaining sections remain unchanged and so no other additional information is required as part of this SEI to support Chapter 4 of the ES.

4.2 PROPOSED DEVELOPMENT

4.2.1 The planning application seeks to obtain full planning permission.

4.2.2 The Proposed Development comprises:

“Erection of 297 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, a public bridleway, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works”

4.2.3 Notwithstanding the above and as previously set out (Chapter 2), the EIA has been carried out with regards to a range of development parameters. These parameters are defined by such conditions including:

- Land use;
- Demolition;
- Accommodation;
- Building footprints and maximum heights;
- Principal means of vehicle access;
- Internal vehicle/pedestrian access and parking;
- Green Infrastructure; and
- Utilities and Infrastructure.

4.2.4 The Proposed Development which has been the subject of this SEI is shown within the Parameter Plan provided in the following:

- **Figure 4.1** Revised Development Parameter Plan.

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Land Use

4.2.5 The Application Site comprises 11.8 hectares of land. **Table 4.1** sets out the proposed land uses within the Application Site and the approximate quantum of Proposed Development.

Table 4.1: Land Use

| Land Use | Approximate Quantum |
|--|----------------------------|
| Residential Land Use – including residential dwellings, private gardens, private drives, internal access roads and footway/cycleway, and associated streetscape landscaping | 8.9 hectares |
| Green Infrastructure – providing landscaped public open space and surface water attenuation provision and Equipped Areas of Play and a public bridleway. | 2.9 hectares |

4.2.6 These figures indicate the general pattern of land use across the Application Site; the design rationale for the pattern of land use is set out within the **Design and Access Statement** which accompanies the planning application.

4.2.7 The general pattern of land use is shown on **Figure 4.1**.

Demolition

4.2.8 All existing buildings and structures would be demolished, including all remaining classrooms, the central school building with boiler room, gymnasium, leisure building, sports dug-outs and electricity sub-station. It is anticipated that all internal access roads, footpaths and hardstandings would also be broken up.

4.2.9 It may be necessary to divert and/or re-route existing services (e.g. gas, water, electricity, drainage etc.) It is proposed that these services will be provided through existing/upgraded utilities and managed in consultation with the relevant provider. Accordingly, it is not considered that there would be any significant environmental effects.

Accommodation

4.2.10 The Proposed Development would provide up to 297 residential dwellings, at a density of 24 dwellings per hectare (gross).

4.2.11 The residential dwellings would comprise a combination of detached, semi-detached and terraced houses, and apartments.

4.2.12 The accommodation would comprise a combination of 1, 2, 3, 4 and 5 bedroomed units as either residential houses or apartments.

4.2.13 Each residential dwelling plot would comprise the residential dwelling with associated parking and/or garage, front and rear private gardens, as applicable.

4.2.14 The associated split in tenure would be circa 70% market with up to at least 30% affordable housing (affordable rented and shared ownership); the precise details of tenure would be subject to negotiation with CDC and a S106 planning obligation.

Building Footprints and Maximum Heights

4.2.15 The footprint of individual residential dwellings would vary relative to the accommodation to be provided, the dwelling type and/or its location within the Application Site, however typically vary from 417.5m² to 274.8m² (512 ft² to 2,958 ft²).

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4.2.16 The maximum height of buildings would be 13m above proposed ground level, which may vary by up to 2m above or below existing ground levels. This provides for up to 3 storey blocks of flats that would be clustered toward the centre and northeast corner of the application site. Previous proposals for 3 storey buildings to the east and west of the central cluster have been removed. The remaining development area would comprise properties of either a 2 or 2.5 storey height. The overall building height above Ordnance Datum would vary across the Application Site in relation to existing topography (which is relatively flat) and any site reprofiling where carried out.

Principal Means of Vehicle Access

4.2.17 Two principal means of vehicle access would be from Camp Road. A third principal point of access would be provided to the east of the existing Application Site following Izzard Drive. A further five secondary points of access would be constructed to all the residents of this new development easy access into the individual areas where their homes were located. Four of these would be located off Camp Road with the fifth being off Izzard Drive. The presence of these additional secondary access points will help regulate the flow of local traffic along the principle routes of this development as many vehicles will not need to use these transport routes to reach their properties. The locations of these access points can be seen on **Figure 4.1 Revised Development Parameter Plan**.

4.2.18 Both the primary and secondary access would be designed and constructed to an acceptable standard for residential development taking into account the estimated vehicle numbers and site-specific conditions, and in accordance with the Design Manual for Roads and Bridges (DMRB) and/or standards prescribed by Oxfordshire County Council, as the relevant highways authority, and suitable for their adoption.

4.2.19 Emergency access would be via the new access from Camp Road and potentially from the secondary access to the east.

Internal vehicle / pedestrian access and parking

4.2.20 In general, a broad hierarchy of internal estate roads will be used, terminating in private drives. Footways / cycleways are to be provided on one or both sides of the internal estate roads. As with the principle means of access, the internal access roads would be designed and constructed to an acceptable standard for residential development in accordance with the Manual for Streets and/or standards prescribed by Oxfordshire County Council and suitable for their adoption.

4.2.21 Additional pedestrian access is being provided to provide permeability between residential dwellings, linkages to the public open space and to Camp Road. Details of pedestrian access layout can be viewed on **Figure 4.1**.

4.2.22 Parking provision would be provided in accordance with the local authority's standards. It is anticipated that the majority of parking would be allocated to residential dwellings and comprise on-plot spaces generally located to the side of the residential dwelling, with individual parking bays and/or garages set behind the building line to allow ease of access to dwellings and rear gardens.

Green Infrastructure

4.2.23 Green Infrastructure would be provided in the form of formal streetscape landscaping, formal equipped play areas and public space, as well as through the private residential gardens (front and rear).

4.2.24 The design of formal streetscape landscaping and public open space adopt the principles as set out in the 2016 ES, with the following addition:

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- Retention of a circa 5m minimum off-set from the existing hedgerow along the western boundary, extended to 13m where feasible, to avoid ground disturbance near the Roman Portway;
- Provision of a public bridleway linking and providing an off-road alternative route between Port Way and Camp Road.
- Retention and enhancement of existing tree and hedgerow vegetation along the Application Site boundaries, specifically to the north, west and south, subject to the findings of the arboricultural survey;
- Retention and enhancement of existing trees within the Application Site, where feasible and subject to the findings of the arboricultural survey;
- Retention of key habitats and any ecological interest features, where feasible and subject to the findings of the ecological survey;
- Retention of a circa 6m minimum off-set from the existing hedgerow along the western boundary, extended to 12m where feasible, to avoid ground disturbance near the Roman Portway;
- Provision of Local Areas of Play in accordance with the local authority's standards;
- Provision of Neighbourhood and Local Equipped Area of Play in accordance with the requirements of the wider development at Heyford Park;
- Provision of new tree planting to provide shade in summer, break up the urban streetscene and introduce a desirable and distinctive sense of place to the new urban form;
- Provision of 'green corridors' through the urban form to filter and soften views from within and outside of the Proposed Development;
- Provision of a physical and visual buffer between the Proposed Development and the open countryside to the south and west of the Application Site;
- Provide a pleasant environment for residents, their visitors and those living/using the surrounding area;
- Provide a landscaping scheme that provides both formal and informal planting, as appropriate to the urban form and its introduction into the wider landscape
- Incorporate the surface water attenuation basin and further opportunities, as applicable, for sustainable urban drainage; and
- Re-use stockpiled soils from site clearance to reduce the import of materials.

4.2.25 Private gardens would be provided to each residential dwelling with shared amenity space for apartments.

Utilities and Infrastructure

Flood Risk and Surface Water Drainage

4.2.26 Details of flood risk management and drainage strategy are set out within the separately submitted **Flood Risk Assessment** with the detailed design subject to a planning condition.

4.2.27 In summary, the principles of the flood risk and surface water drainage strategy comprise a combination of:

- Discharge of surface waters to Gallos Brook to the south-east of the Application Site;
- Internal site drainage network conveying the majority of surface water run-off directly to a strategically placed attenuation basin to be located in the south of the Application Site;
- A flow control structure at the outfall to Gallos Brook to control flows from the attenuation pond, such that excess surface water would back up into the

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attenuation basin. The control structure would restrict flows to the existing greenfield rate;

- An attenuation basin, with grassed banks at between 1:4 and 1:5 side slopes and associated benching and planting to enhance safety and amenity value. The attenuation basin would provide a maximum storage of 0.7m depth including circa. 0.6m freeboard allowance with storage capacity up to the 1:100 year event plus 30% allowance for climate change;
- In addition, surface water runoff from areas of the site will drain to permeable macadam and permeable blockwork private drives and parking, private soakaways, rain gardens infiltrating into the ground and a proposed watercourse also infiltrating into the ground;
- The existing surface water running north/south through the site will be diverted within the proposed site roads and remain separate to the proposed surface water system serving the development; and
- Improvements to the potable water supply by the laying of a 355mm HPPE main that will be laid along Camp Road.

Mains services

4.2.28 Details of the existing mains services to the Application Site and the results of consultations with key service providers with regards the capacity and/or improvements necessary to support the Proposed Development are set out within the detailed plans. They will include:

- 1 new distribution sub-stations (circa 4m x 4m) on land to be provided within the Application Site;
- A new GTC low pressure system to be designed, which will be fed from the existing medium pressure 250mm gas main in Camp Road via a gas governor;
- Connecting the existing 355mm water main in Camp Road to the Application Site; and
- A new adoptable foul water pumping station to be added to the within the south east section of the development which will connect to (via new mains) to an existing connection points within Barret Homes areas to the East.

4.2.29 Each plot would be provided with services such as foul drainage, water supply, electricity and gas supply, and telecommunications.

Miscellaneous

4.2.30 *Private Boundaries* - Individual private rear gardens would be secured by appropriate boundary treatment depending on the nature of the public/private realm to be created. The details of private boundary treatment is shown on the detailed plans which accompany this application.

4.2.31 *Lighting* - All primary and secondary road access to the Application Site, as well as the public internal access roads will have street lighting. This scheme will be developed post approval to be in line with the Local Authority's requirements.

4.3 CONSTRUCTION

Programme

4.3.1 The construction programme as envisaged and assessed in the 2016 ES is now out of date due to the non-determination of the planning application. The following paragraph updates the 2016 ES; no other additional information is required as part of this SEI to support the description of Construction activities as set out in Chapter 4 of the ES.

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4.3.2 The construction programme is expected to commence Autumn 2018, subject to gaining planning permission and the necessary approvals, taking a total of circa 4 years with completion by December 2023. It is anticipated that first occupation of residential dwellings would commence after September 2019. The details of the construction programme would be prepared by the main contractor once appointed.

Note: the remainder of Chapter 4 of the ES 2016 is unaltered by this SEI.