

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

District: Cherwell

Application no: 17/01225/F

Proposal: Application for engineering operations including drainage outfall to reed bed to serve consented residential development (Ref. 11/00617/OUT, 12/01802/REM).

Location: Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm Oxford Road, Bodicote.

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).

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Transport

Recommendation:

No objection

Key issues:

- OCC (drainage) would expect that all access chambers to this pipe will have ladders and safety chains and be constructed to the Sewers for Adoption standard.
- The plans may affect the PRoW Bodicote FP 6.

Legal agreement required to secure:

If the LPA is minded to grant approval, a linking agreement may be required to secure the obligations agreed in the existing S106 for the site.

Detailed comments:

The proposed drainage strategy is to revert to the previously consented scheme 1 which incorporated on-site below ground storage structures. It is proposed that oversized pipes and cellular storage crates are incorporated into the development proposals to provide attenuation storage for storm events up to and including the 1 in 100 years, plus climate change return period.

OCC (drainage) have no objection to this application. The revised 3.0m diameter storage pipe (to be adopted by Thames Water) is acceptable to OCC. OCC (drainage) would expect that all access chambers to this pipe will have ladders and safety chains and be constructed to the Sewers for Adoption standard.

As the drainage route through the trees and associated easement, are the same as the details originally approved, OCC Highways do not object to this application for engineering operations.

The surface water outfall continues underground to an existing ditch which lies alongside a hedgerow and is therefore obscured from view. Extending the ditch and planting to form a reed bed, will not require a construction traffic management plan.

Public Rights of Way

The plans may affect the PRoW Bodicote FP 6. It is a legal requirement to keep the PRoW operational and therefore, a Temporary Traffic Regulation Order (TTRO) may need to be applied for. Any TTRO must be applied for at least 12 weeks in advance of the proposed disruption.

Please contact Sarah Aldous (sarah.aldous@oxfordshire.gov.uk; 07860 330370) in the Rights of Way Team to discuss the issues of PRow in the vicinity.

Officer's Name: Kt Hamer

Officer's Title: Transport Planner

Date: 10 July 2017

District: Cherwell

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Archaeology

Recommendation:

No objection subject to conditions

Key issues:

The site is located in an area of archaeological interest immediately south of an area of later prehistoric activity identified through archaeological evaluation.

These features may continue into this area and would be disturbed by this development. A programme of archaeological investigation will need to be undertaken ahead of any development. This can be secured through an appropriately worded condition.

Legal agreement required to secure:

None

Conditions:

1. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012).

Informatives:

None

Detailed comments:

The proposed site lies within an area of some archaeological interest immediately south of a number of archaeological features identified through a number of archaeological evaluations immediately north of the proposed site. These evaluations recorded a number of Iron Age and early Roman features including possible enclosure ditches and round house ring ditches along with two isolated Neolithic pits. Post medieval boundaries were also recorded. A substantial stock enclosure and evidence for a possible second enclosure, two parallel linear ditches possibly part of a relict field system, and two potential cremation burials were identified.

This proposal will involve fairly substantial ground disturbances within the area of the proposed bund and elsewhere within the scheme which could impact on any further archaeological features surviving within the area of the proposed site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition as suggested above.

Officer's Name: Richard Oram

Officer's Title: Planning Archaeologist

Date: 30 June 2017
