

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

District: Cherwell

Application No: 17/00330/OUT-2

Proposal: Variation of Condition 5 (Drainage) of 11/00617/OUT

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 technical team response. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

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These comments should be read in conjunction with comments sent on 29th March 2017. Comments sent in response to 17/00316/F on the 26th April, are also relevant to this application.

Transport

Recommendation:

No objection subject to conditions

Key issues:

- There is no SuDS Management and Maintenance Plan submitted with this application.
- Discussions should be had with the Rights of Way Team to ascertain any disruption to PRoW in the vicinity to the proposed drainage scheme, should planning permission be given.

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.

Conditions:

If the LPA is minded to grant approval, all other conditions relating to the existing permissions on the site should apply.

SuDS Management and Maintenance Plan

Prior to occupation of the development, a 'SuDS Maintenance and Management Plan' shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include a comprehensive maintenance schedule defining maintenance work and frequency; a site plan showing the location of SuDS features and details; maintenance areas; and location of outfalls. Responsibility for the management and maintenance of each element of the SuDS scheme will be detailed within the Management Plan. A health and safety plan will be provided where risks are involved in any maintenance activity."

Detailed comments:

Proposals

The application to vary Condition 5 (Drainage) of 11/00617/OUT introduces a new proposal – new ditch lined with stone pitching.

SuDS Management and Maintenance Plan

We note that it appears there is no SuDS Management and Maintenance Plan submitted with this application. Therefore, OCC (drainage) recommends that one is produced for the development, so that SuDS operate as planned over the design life of the scheme. The SuDS management plan should specify responsibility, types of maintenance and frequency. It should adhere to the principles contained in 'The SuDS Manual' (CIRIA 753) as this document represents good practice and details of 'Operation and Maintenance' are included in Chapter 32. An example of a SuDS Management plan for a school is included in Box B.2 (Page 871 – 882 of the SuDS manual). This reflects the substance of what is required, but obviously needs adapting to suit a residential development.

Public Rights of Way

The plans may affect the two PRow (Bodicote FP 6 and Bodicote Bridleway 5). It is assumed that the sewer is underground; however, it might cause temporary disruption to these PRow. It is a legal requirement to keep these 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: 21 June 2017
