

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

**District:** Cherwell

**Application No:** 17/00983/REM

**Proposal:** Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings

**Location:** Parcels B4A & B4B Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

---

## **Purpose of document**

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form of technical team response(s). Where local members have responded these have been attached by OCCs Major Planning Applications Team ([planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk)).

---

**District:** Cherwell

**Application No:** 17/00983/REM

**Proposal:** Reserved matters application to 10/01642/OUT - In respect of Bovis Parcel B4A and B4B to provide 29 open market and 71 affordable dwellings

**Location:** Parcels B4A & B4B Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

---

## **Transport**

### **Recommendation**

No objection

### **Key issues**

- Parking provision accords with the Heyford Park Design Code.
- Adoptable areas must be built to appropriate standards.

### **Conditions**

D5 Vision Splay details.

D9 New Estate Roads

D10 Estate Accesses, Driveways and Turning Areas

D15 Parking and Manoeuvring Areas Retained

D19 Cycle Parking Provision

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (October 2010 / Ref C11234 ES 001 / Waterman) and the Flood Risk Assessment Compliance Report (April 2017 / 16871/B4 / Woods Hardwick) and the following mitigation measures detailed within the FRA and associated FRA compliance report.

- *Limiting the surface water run-off generated by the 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.(Paragraph 3.2 of the FRA).*
- *Attenuation by use of underground storage tanks and permeable paving – (Paragraph 3.11 and 4.6 of the FRA) and shown on drainage strategy drawings (April 2017 / HEYF-5-695 and HEYF-5-696 / Woods Hardwick).*
- *Provision of a SuDS Management and Maintenance Plan to the proposed maintenance company for the development – (Paragraph 4.9 of the FRA Compliance Report).*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **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 the new highway vehicular accesses and the adoptable area under S278 of the Highway Act. Contact: 01865 815700; RoadAgreements@oxfordshire.gov.uk.

## **Detailed comments**

### **Transport Development Control**

Parking provision meets the standards set out in the Heyford Park Design Code, however this is minimal and the level of provision is likely to lead to on-street parking and the use of visitor parking spaces by residents. Swept path analysis demonstrates that parking is accessible.

### **Road Agreements**

The adoptable highway shown on plan No.B.0285\_117 will need to be designed and constructed in accordance with the Heyford Park Design Code, and to the satisfaction of the County under a Section 38/278 agreement.

### **Drainage**

The Flood Risk Assessment (FRA) (October 2010 / Ref C11234 ES 001 / Waterman) and the Flood Risk Assessment Compliance Report (April 2017 / 16871/B4 / Woods Hardwick) are approved and set out mitigation measures. The mitigation measures must be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. This can be delivered by discharge of a condition of planning permission.

**Officer's Name: Chris Nichols**

**Officer's Title: Transport Development Control**

**Date: 08 June 2017**

---