

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

District: Cherwell

Application no: 17/00316/F

Proposal: Application for engineering operations to include the creation of pond through associated bunding 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 subject to conditions

Key issues:

- Discussions should be had with the Rights of Way Team to ascertain any disruption to PRow in the vicinity to the proposed attenuation pond, should planning permission be given
- A construction Traffic Management Plan should be submitted prior to any construction of an approved SuDS attenuation pond.

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 and in addition, these should be applied in relation to the attenuation pond.

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Banners Gate < 15031 FRA-v1 – dated 12.12.16> and the following mitigation measures detailed within the FRA:

- *Limiting the surface water run-off generated by the 100 year critical storm to 5.1 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.*
- *SuDS – Use of attenuation pond as shown on drawing ref: 'Attenuation ponds layout' (drawing ref: 15031-321B – September 2016) by Banners Gate; Trench Soakaways as shown on drawing 'Section 104 Agreement Plan' (drawing ref: 15031 - 100S104 (i) F – June 2016) by Banners Gate; Rainwater harvesting tank detailed on previous approved plan 'Site Levels and Drainage Proposals' (ref: 99538 / 2050 – Oct 13) under 11/00617/OUT.*

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.

Condition 2

Prior to occupation of the development, a SuDS Management and Maintenance Plan shall be submitted to and approved in writing by the local planning authority. The plan shall include: A SuDS maintenance schedule, A site plan showing location of SUDS features and details, Maintenance Areas, and Outfalls. Responsibility for the management and maintenance of each element of the SUDS scheme will be detailed within the Management Plan. The Management and Maintenance Plan shall accord with the principles outlined in the SuDS Manual (Ciria 753).

Condition 3

Prior to occupation of the development, A flood routing plan, showing flood routes that occur through the development when the capacity of drainage system is exceeded shall be submitted to and approved in writing by the local planning authority. The plan shall also include any flood storage areas that are required within the development to ensure that any flood waters are safely managed.

Additionally a Construction Traffic Management Plan should be required specifically for the pond and a PRow condition may need to be applied, however, that cannot be determined until we know to what extent they might be affected.

Detailed comments:

Proposal

This application is for engineering operations to include the creation of pond through associated bunding to serve consented residential development (ref. 11/00617/OUT, 12/01802/REM).

It comes off the back of a recent planning application 17/00330/OUT, which seeks to vary condition 5 (drainage) of 11/00617/OUT, which is still awaiting a decision. It was under this variation that a new SuDS attenuation pond was first proposed to the south of the development site.

Background

A meeting was held at Cherwell District Council (CDC) between planning case officers, Cala Homes and OCC on 20th April 2017 and then at County Hall on 25th April. The meeting was to discuss the proposal of a new SuDS attenuation pond to become part of the drainage strategy for the Cala Homes site. It should be noted, as stated in the Planning Statement, that:

'Outline condition 5 of consent ref. required that drainage details be submitted, accordingly information was submitted to discharge this condition (drawings 99538/2050, 99538/7001, 99538/7002 and 99538/7004). The aforementioned drawings were approved through the discharge of condition 5 on the 18th March 2014, ref. 13/00357/DISC.

The drainage scheme approved pursuant to the discharge of condition 5, drawing 99538/2050, shows the drainage exiting the site through the tree buffer to the west. The route through the trees and the removal of trees this necessitated was therefore accepted by Cherwell District Council.'

Cala Homes outlined why they felt there was a need for this new SuDS attenuation pond. They appreciate that further soakage testing was needed across the site and this was specified as part of Gordon Kelman's request to discharge condition 5, stating that '*...further site infiltration potential investigations...*' should be carried out once development has started.

Cala Homes acknowledge that the rollover of the site makes drainage very variable across the site and this is why OCC asking for more infiltration investigations was justified.

SuDS Attenuation Pond

The approved drainage scheme under 11/00617/OUT included a system of underground storage culverts to provide attenuation storage of surface water runoff. However, the applicant subsequently reached an agreement with a landowner to locate an attenuation pond on the field adjacent to the site, which was presented by the developer as an improvement in sustainability over the consented underground culvert storage system. This SuDS attenuation pond has been given S104 Thames Water approval.

The pond discharges via a piped system to a ditch to the south west of the site at an allowable discharge rate of 5 l/s. It is believed that ownership and maintenance of the pond will be the responsibility of the development Management Company, whereas the piped system from pond to outfall will be adopted by Thames Water.

The pond bund will be constructed from site won material.

Water Quality

The current pond arrangement does not include a staged treatment system to improve water quality. OCC (drainage) recommend that a reed-bed system is designed for the pond to remediate contaminants and improve water quality prior to discharge. The design should include a dedicated area for composting of reeds that are removed following maintenance.

SuDS Management Plan

A comprehensive SuDS management plan will be required to be produced for the development. The plan shall include: A SuDS maintenance schedule, a site plan showing location of SuDS features and details, maintenance Areas and Outfalls; Health and Safety. Responsibility for the management and maintenance of each element of the SuDS scheme will be detailed within the Management Plan. The Management and Maintenance Plan shall accord with the principles outlined in the SuDS Manual (Ciria 753).

Adoptable Headwall Details

These are shown on drawing 15031-316 B – 'Adoptable Headwall' – The outfall shall be fitted with a grill. The screen should be positioned so that the angle to the horizontal is 45 degrees.

Flood routing

A comprehensive plan for flood routing showing flood routes and flood storage locations through the development shall be produced.

Public Rights of Way

The proposed storm sewer 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.

We also have to ensure that works to the ground levels at the southern end of the proposed attenuation pond site, do not impede upon the bridleway.

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.

Construction Traffic Management Plan

Prior to any construction of the attenuation pond, should it be approved, we would require full details of the phases of construction to be submitted for approval.

A Construction Traffic Management Plan (CTMP) will need to incorporate the following in detail (some may not be applicable in this instance):

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

Officer's Name: Kt Hamer

Officer's Title: Transport Planner

Date: 26 April 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: 24 April 2017
