

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 20th July 2015

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Report of Additional Representations

Application Number	I5/01783/OUT
Site Address	Land West Of Brize Norton Road Minster Lovell Oxfordshire
Date	17th July 2015
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Minster Lovell Parish Council
Grid Reference	431099 E 210439 N
Committee Date	20th July 2015

Application Details:

Development of 74 dwellings and creation of new access onto Brize Norton Road

Applicant Details:

Ede Homes Ltd
C/O agent
United Kingdom

Additional Representations

Transport

Recommendation

No objection subject to conditions

Key issues

- The Transport Statement demonstrates an acceptable access arrangement and traffic impact.
- A contribution will be required towards the cost of providing the Carterton Transport Package.
- Contributions will be required to fund improvements to bus services and infrastructure in Minster Lovell.
- A Travel Plan Statement and Travel Information Pack will be required.
- Insufficient drainage information has been provided with the planning application.

Legal agreement required to secure

Section 106 contribution of £2,254.71 per dwelling, totalling £2,254.71*74 dwellings= £166,848.54, £166,848.54, towards the cost of providing the Carterton Transport Package.

Section 106 contribution of £1000 per additional dwelling towards the cost of enhancing bus services in Minster Lovell.

Section 106 contribution of £1052.80 towards the cost of procuring, installing and maintaining a Premium Route pole, flag, information case unit at the new hard-standing area on the east side of Brize Norton Road.

Section 106 contribution of £8942.64 towards the cost of procuring, installing and maintaining a shelter on the west side of Brize Norton Road.

Section 278 arrangement to provide a hard-standing area for bus passengers to board and alight at the currently unmarked stop opposite the Brize Norton Road shops.

Conditions

If the planning authority decides to grant permission for this development then the following conditions should apply.

G13 Provide new access and close existing.

G18 Junction G111 Vision splays – approved plan.

G212 Estate Roads.

G31 Accesses, parking areas etc before occupation.

G41 Submit surface water drainage scheme

G42 Submit foul water drainage scheme.

Prior to the commencement of the development a Construction Traffic Management Plan prepared in accordance with OCC guidelines, must be submitted to and approved in writing by the District Planning Authority. The construction works must be carried out in accordance with the details approved in the construction traffic management plan.

Archaeology

Recommendation:

Objection

Key issues:

Aerial photographic evidence held on the HER and by Historic England (formerly English Heritage) show extensive crop mark features extending across the fields west of Minster Lovell. These include settlement sites, a banjo enclosure and numerous enclosures. There is also the suggestion of a cursus.

To establish whether significant archaeological features extend into the application area we would recommend that the applicant undertakes a predetermination geophysical survey of the application area and if necessary an archaeological field evaluation

EDUCATION

Recommendation:

Approval subject to conditions

Key issues:

£40,000 Section 106 required for the necessary expansion of Primary School infrastructure. This site lies within the current St Kenelm's CE Primary School designated catchment area. No Section 106 is currently anticipated to be required for expansion of permanent secondary school capacity in the area. This site lies within the current Burford School designated catchment area. Education contributions required to mitigate the impact of the development on infrastructure but which due to Regulation 123 of the Community Infrastructure Regulations 2010 (as amended) OCC cannot require a s106 obligation in respect of:

- *SEN infrastructure.*

Environment Agency

Unfortunately, due to workload prioritisation we are unable to make an individual response to these applications at this time.

WODC Environmental Services

Our records indicate that the proposed development site comprises residential land and undeveloped land (possibly agricultural). While I have no serious concerns related to contaminated land, given the proposed residential development please consider adding the following condition to any grant of permission.

1. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

Relevant Policies: West Oxfordshire Local Planning Policy BE18 and Section 11 of the NPPF.

Further Objections

The total number of objectors has now reached 161 raising similar points to those raised in the main committee report.

The content of the applicants **Flood Risk Assessment** is also summarised below as it was omitted in error from the main report.

The development is located in Flood Zone 1 (land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year), but is greater than 1 hectare, therefore the primary objective of the report is to consider the management of surface water run-off from the development and flooding from non-fluvial sources.

As the development will result in a significant increase in impermeable area it is proposed to use sustainable drainage systems on the development to manage the increase in surface run-off.

Percolation tests undertaken across the site revealed that the rate of soakage is fairly consistent and therefore the use of soakage systems is appropriate to manage the run-off from the development.

This may comprise of permeable paving for the access roads and parking areas and private soakaways to manage the run off of the buildings, however, consideration will be given to other forms of sustainable drainage systems, including swales and infiltration ponds as part of the detail design process. The soakage systems will be designed to cater for a 1 in 100 year storm including an additional allowance for climate change.

An assessment of the risk of flooding from non-fluvial sources (overland flows, ground water and artificial sources) has been undertaken and is considered to be low.

