



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 5TH JUNE, 2023

Agenda No Item

6. **Applications for Development – Additional Representations Report**

Application No.	Address	Planning Officer
22/03408/FUL	Leafield Technical Centre Langley	Joan Desmond

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WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 5th June 2023

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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22/03408/FUL	Leafield Technical Centre, Langley
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Report of Additional Representations

Application Number	22/03408/FUL
Site Address	Leafield Technical Centre, Langley, Oxfordshire, OX29 9EF
Date	2 nd June 2023
Officer	Joan Desmond
Officer Recommendations	Approval
Parish	Leafield Parish Council
Grid Reference	430180 E 215462 N
Committee Date	5 th June 2023

Application Details

Partial demolition of existing buildings and development of a holiday park comprising short stay holiday accommodation units and associated leisure facilities through redevelopment and refurbishment along with landscaping, boundary treatment, access, parking, drainage, services and plant. Conversion of Building F to form 2 X 4 bedroom dwellings (Class C3).

Additional Representations

CONSULTATIONS

Parish Council

Leafield Parish Council wishes to comment on this planning application. In principle, the Council welcomes this application, however the following issues have been raised.

Highway issues - the Council is concerned about the following:

- Safety due to the current junction entering the site, the narrowness of the local roads, the current condition of the roads, and the lack of pavement/cycleway between the entrance of the new development and Leafield village.
- The routes to be used by construction traffic to ensure minimal disruption and safety issues in Leafield village.

Environmental issues - the Council is concerned about the following:

- The potential for noise pollution to affect neighbouring properties.
- The potential for light pollution to affect neighbouring properties.
- The removal of existing trees/hedges on the boundaries.

Utility issues - the Council is concerned about the following:

- The possible effect of the new development exacerbating the current low water pressure in the direct locality.
- The possible negative effect of the additional pressure on the existing sewage system in the direct locality.

Other issues - the Council is concerned about the following:

- The lack of information regarding the proposed use of the engineers studio.
- The size and proposed use of the two residential units.

The Council request, that if the LPA is minded to approve the application, they consider including the following within the planning approval:

- The creation of a footpath and cycleway on the Fairspear Road between the entrance of the new development and Leaffield village.
- A speed restriction on the "straight mile" to improve road safety between the new development and Leaffield village if it is not possible to create a footpath/cycleway.
- Systems are put in place to ensure that current user safety on local roads is at least maintained, if not improved, including that of walkers, cyclists and horse-riders (horses are taken from local stables via roads to exercise in other areas).
- Suitable routes are set up for construction and general traffic using the site avoiding Leaffield, eg using the B4437 and Leaffield Road.
- A review of the sewage system in the direct locality is undertaken to ensure that the new requirements can be accommodated, and any necessary works take place.
- A review is undertaken of the recurrent low water pressure issue in the direct locality to ensure that the new requirements can be accommodated, and any necessary works take place.
- The lighting along the entrance road to the gate is removed as it is unnecessary and intrusive to the environment.
- The trees and hedges on the boundaries are retained as much as possible, to maintain a reasonable level of privacy for the neighbouring properties.
- The applicant considers the potential amenity value of the leisure facilities for local residents.

Major Planning Applications
Team

OCC Transport - Detail Comments:

The Transport Officer has reviewed the submitted plans on the proposed road layout and Lighting plans for the above application and comments as follows:

- Road Layout: The suite of application plans does not provide much detail regarding the carriageway and footway widths and therefore it is not clear if what is being proposed is feasible. The LHA cannot recommend the approval of the proposed road

layout for this application until the dimensions and information below are provided.

OCC require a swept path analysis for an 11.6m in length refuse vehicle passing an on-coming or parked family car throughout the layout. The carriageway will require widening on the bends to enable this manoeuvre.

There are no visibility splays indicated. Junction and Forward Visibility Splays and dimensions must be in accordance with the OCC Street Design Guide and dedicated to OCC if they fall out of the existing highway boundary.

OCC's LHA would require a review of the proposed road layout and design should it be requested for adoption.

- Street Lighting: The submitted lighting drawing has been reviewed, looking at the highway records the area is not Highway maintained at public expense. If, however, the access road is to become a Highway we would have to provide a design brief and carryout a full assessment at Section 278/38 stage with the Roads Agreement Team.

LLFA - Objection

Key issues:

- Clarify the phasing of the development.
- Clarification required on the drainage strategy.
- Drainage plan does not include the external hard standing areas in the strategy.

Major Planning Applications Team

OCC Transport - No objection subject to conditions and obligations.

LLFA - Recommendation: Objection

Key issues:

- Catchment plan to state the areas.
- Clarify the phasing of the development.
- Clarification required on the drainage strategy.

Environment Agency

We regret that the Thames Area Sustainable Places team is unable to provide a detailed response to this application at this time. We are currently only providing bespoke responses to the highest risk cases. The advice below constitutes our substantive response to the consultation under the terms of the Development Management Procedure Order 2015 (as amended). We have checked the environmental constraints for the location and have the following guidance:

The proposal is for development on land where previous uses may have caused some land contamination and the environmental risks in this area relate to :

- Groundwater protection - the sites upon a Secondary Aquifer
- Groundwater Protection. If infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality. We consider any infiltration SuDS greater than 3m below ground level to be a deep system and generally not acceptable. All infiltration SuDS require a minimum of 1m clearance between the base of the infiltration point and the peak seasonal groundwater levels. All need to meet the criteria set out in our Groundwater Protection publication. In addition, they must not be constructed in ground affected by contamination.

Thames Water

Waste Comments

The proposed development is located within 20m of a Thames Water Sewage Pumping Station.

Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption.

The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object. Not with standing this objection, in the event that the Local Planning Authority resolve to grant planning permission for the development, we would request that the following informative is attached to the planning permission: "The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://www.thameswater.co.uk/developers/larger-scale-developments/sewers-andwastewater/adopting-a-sewer>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise."

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or
 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.
- Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Thames Water advise that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

WATER: There are 4" private mains crossing the site.

District Ecologist

Acceptable subject to biodiversity conditions.