

**SUPPLEMENTARY INFORMATION**

**Planning Committee**

**6 December 2012**

Page	Title
(Pages 1 - 8)	Written Update

*If you need any further information about the meeting please contact* Natasha Clark / Aaron Hetherington, Democratic and Elections [natasha.clark@cherwellandsouthnorthants.gov.uk](mailto:natasha.clark@cherwellandsouthnorthants.gov.uk), 01295 221589 / [aaron.hetherington@cherwellandsouthnorthants.gov.uk](mailto:aaron.hetherington@cherwellandsouthnorthants.gov.uk), 01295 227956

# Agenda Item 21

## CHERWELL DISTRICT COUNCIL PLANNING COMMITTEE

6 December 2012

### WRITTEN UPDATES

**Agenda Item 6**

**12/00926/OUT**

**Land adj. and South of  
St.Christophers Lodge,  
Barford Rd. Bloxham**

1. 40 further letters/emails of objection making reference to concerns already covered in the committee report but in summary covering the following key issues;
  - Local services at capacity
  - Infrastructure will not cope with additional housing
  - Development outside of the village boundary
  - Council overriding 'village plan'
  - Unsustainable
  - No links to the village centre and difficult to integrate
  - Impact on character of village
  - Poor emergency access
  - Play areas do not serve the needs of the residents
  - Bloxham had its share of development
  - New developments dominating the village
  - Impact on flooding and drainage from surrounding development
  - Insufficient capacity in sewerage system
  - Roads at capacity and unsafe for drivers and pedestrians
  - Lack of jobs
  - Cumulative impact
  - Increased reliance of private car
  - Density of existing new developments too high
  - Poor design with hardened edge to village
  
2. Further information has been sought into the cause of the localised flooding along Barford Road, the applicant has provided the following response;

*The development will need to contain any surface water on-site which will then be slowly discharged into the Thames Water surface water drainage network at greenfield run-off rates, as per statutory requirements for all new development schemes.*

*Any new drainage constructed to serve the development site (including pumping stations) will be passed for adoption by Thames Water and as such will have a proper and transparent maintenance regime in place.*

*At present the surface water generated on the Bloxham Park estate, flows via adopted road gulleys into the Thames Water drainage network located along Barford Road which is then discharged into a ditch south of Bloxham Mill as indicated on the attached plan.*

*A small section of Barford Road itself, along the frontage of the proposed new development site has no road gulleys and could, in extreme storm events, drain onto the verge fronting the site. However this is a wide*

*stretch of verge which is lined with a dense hedgerow containing a small ditch. It is highly unlikely even in extreme storm events, that highway runoff from Barford Road would affect the new development. The detailed drainage design for the site will address the issue of preventing runoff from Barford Road entering the site via the new bellmouth that will need to be constructed to serve the development. In general runoff from this section of road currently makes its way down to the ditch located at the bottom of the hill to the south of the site, and it should continue to do so after development of the site.*

*Finally, following enquiry made by ourselves and investigation works by Oxfordshire County Council regarding the localised flooding on Barford Road, Gordon Kelman (Senior Engineer, Highways & Transport) responded with the following comment:*

*“We have carried out a level survey of this length of road and have found that the road is generally a basin in profile with corrugations within the basin if that makes sense. This in our opinion would be a surfacing issue and therefore would need to go to our asset management colleagues to look at.”*

*This makes it clear that the localised flooding is caused by a road profile issue rather than any capacity issues relating to the drainage network.*

3. The applicants submitted a report carried out by EPDS Consultants which sought to demonstrate that there was capacity within the education system for Bloxham and as such they should not be required to make the full contributions initially requested by Oxfordshire County Council. Oxfordshire County Council has had the opportunity to respond to this and has reached the following conclusions, in summary;

*The key issues are that OCC does not accept the consultant’s interpretations of “surplus places”, nor the static application of Housing Survey data to calculate pupil generation. The report summarises OCC’s position on spare places and the basis for the PopCal pupil generation calculation.*

*We do not consider there to be surplus primary or secondary school places in the area. The position is not changed by including other schools in the Bloxham area. We therefore continue to require contributions for the full number of primary and secondary children predicted by the PopCal-10 tool.*

*Specifically for post-16 pupils, the sixth form infrastructure referred to in the report has not been fully funded by sixth form contributions from other housing development, but by being subsidised from pre-16 secondary contributions, for reasons of phased development. Continued post-16 contributions are therefore required.*

*For the avoidance of doubt Oxfordshire County Council has no spare funds to provide extra educational infrastructure for residents resulting from new development in Bloxham.*

4. Further e-mail exchange and telephone discussions with applicants have indicated that there is a reasonable prospect of reaching agreement with regards to Section 106 contributions

1. A further 35 letters/emails have been received. The issues covered are as set out in the committee report and as summarised above in relation to the scheme of Barford Road.
2. Since drafting the committee report the applicants have submitted further information including;
  - Two revised indicative layouts
  - Amended access details showing extended footpath in highway verge
  - Amended/updated Landscape and Visual Impact Assessment
3. The Design and Conservation Team Leader has made the following response, in summary;
  - Some positive amendments but mired by the introduction of some awkward spaces/approaches making the scheme difficult to support
  - Realignment of main open space to low point is helpful in terms of potential SUDS strategy
  - Opportunity to make connections with existing recent development is positive move
  - The building frontage to Milton Road is irregular – simpler line of buildings responding to the street would be more appropriate
  - Lack of natural surveillance and active frontages along footpath and open spaces
  - Relationship with farmland to east was more successful in previous scheme
  - Potential for clearer hierarchy of spaces
  - Predominance of cul-de-sacs – difficult to create high quality public realm
  - No clear parking strategy
  - Some parking courts and areas of open space are a concern in relation to security and quality of public realm
4. With regards to the latest layout the D+CTL comments that  
The masterplan received on the 4<sup>th</sup> December 2012 represent a significant improvement on the previous schemes submitted for this application. The most recent plans establish a framework that has the potential to deliver an acceptable quality of development. However, a number of my previous comments on this site still remain, especially regarding the very even approach to built form and density across the site.
5. In response to the updated Landscape and Visual Impact Assessment and the amended indicative layout the Council's Landscape Officer has made the following comments, in summary;
  - Agree with Magnitude weighting especially relating to views 6, 9 and 10 (to the south of the site on Barford Road and immediately to the north of the site).
  - loss of this field, its open rural character - development will extend Bloxham's urban edge eastwards
  - not enough development space to provide the necessary transitional landscape buffer zone on eastern boundary
  - the current developments to the north and west of the site are counterbalanced by the open rural character, making the transition into Bloxham more gradual than if there was a sudden development edge

- Extensive landscape mitigation on the Milton Road Boundary would in itself go against the landscape character, potentially creating an oppressive highway corridor with the loss views - do not agree that the landscape mitigation measures proposed on the latest Development drawing and the LVA are appropriate or acceptable for the localised views
  - loss of the open character of the field with surrounding views from the public footpath worth considering - rather oppressive, and potentially uncomfortable experience for walkers as shown in the revised development drawing - the route from open space in the south suddenly narrows through the southern hedgerow, and will not be subject to the necessary surveillance from adjacent houses.
  - From viewpoint 7 (Barford Road), the weighting should be increased to Moderate/Major because the setting of these fields to the panorama of Sor Brook Valley and Adderbury is important - this is an attractive view of an Area of High Landscape Value. Even with extensive landscape mitigation planting, mainly of large and medium trees, on this eastern boundary will change the landscape character and present shade issues for residents.
  - The hedgerow to the south (large POS) and the hedgerow with trees to Milton Road are not shown on the Development Plan. I do not agree that the Milton Road hedgerow is a weak boundary, as indicated in the LVA, and along with its proposed removal (including the removal of trees) to accommodate a highway vis-splay, which tends to devalue it when it is in fact an important landscape feature in its own right, contributing substantially to the character of the road corridor and allowing a gradual transition between rural and urban as one travels along Milton Road.
  - There are no LAP or LEAP proposals in the latest development drawing.
6. In response to written communication and the amended off-site highway works plan from the agent the County Council is satisfied that subject to securing a S106 agreement for the appropriate contributions and recommended conditions the holding objection is withdrawn. In summary the LHA
- Transport contributions have been agreed. LHA satisfied to accept general transport contribution as the impact of the proposed development is not considered significant to sustain a refusal at appeal on highway safety or capacity grounds
  - Growing capacity issue on junction of Barford Road and A361 which requires investigations to be carried out by OCC to assess what can be done at this location or elsewhere within the area to ease pressure on the junction
  - Additional street lighting can be secured as part of S278 agreement
  - Closure of existing gated access can be secured by condition
  - Details of the new footway along Milton Road is considered acceptable
  - Welcome the opportunity to provide pedestrian/cycle links between the developments
  - Parking levels and precise layout can be agreed through reserved matters and condition
  - Construction traffic management plan can be secured by condition
7. The applicant has amended the application and provided additional information in an attempt to overcome some of the concerns and suggested reasons for refusal. The revised indicative layout still has a

number of deficiencies and as such still casts doubts as to the ability to provide a high quality development on the site. The submitted information makes it possible to make a more detailed assessment of the proposal. Whilst it is considered that there is still justification to recommend the application for refusal the **proposed reason for refusal should be amended** to take account of the above. As such the following is suggested;

1. The proposal represents development beyond the built up limits of Bloxham contrary to Policies H12, H13 and H18 of the adopted Cherwell Local Plan and Policy SP3 of the South East Plan. It is considered that the development of this site will cause significant harm to the character and appearance of the countryside on the south eastern edge of Bloxham contrary to Policy C7 of the adopted Cherwell Local plan and the core principles of the NPPF. It is also considered that the submitted and revised indicative layout fails to demonstrate that the development of the site will result in a high quality and inclusive design contrary to Policy C28 of the adopted Cherwell Local plan and the NPPF. Notwithstanding the Council's short term inability to demonstrate that it has a five year supply of housing land required by paragraph 47 of the NPPF the development of this site cannot be justified on the basis of the temporary land supply deficiency alone.
2. As in report

**Agenda Item 8**

**12/01193/F**

**Land adj A41 Oxford Rd, Bicester**

- **RECOMMEND DEFER** To enable detailed assessment of the significant amount of additional information received since the report went to print, particularly from Turley Associates on behalf of Sainsbury, and the applicant's agent's response to that representation, which cannot be succinctly summarised together with an appropriately considered response in a format that could be assimilated in an addendum report. Further comment on these matters is also awaited from CBRE and from OCC Highways and regarding s.106 matters.

**Agenda Item 9**

**12/01209/F**

**Tesco, Pingle Drive, Bicester**

- **RECOMMEND DEFER** To enable detailed assessment of the significant amount of additional information received since the report went to print, particularly from Turley Associates on behalf of Sainsbury, and the applicant's agent's response to that representation, which cannot be succinctly summarised together with an appropriately considered response in a format that could be assimilated in an addendum report. Further comment on these matters is also awaited from CBRE and from OCC Highways and regarding s.106 matters.

**Agenda Item 10**

**12/01224/F**

**Tudor Hall Sch. Wykham Lane,  
Banbury**

1. **Amended plans** have been received which attempt to address the design comments made by the Council's Design and Conservation Team. The amendments include:
  - introducing greater articulation to the glazed entrance by including the use of columns similar to those used on the dining hall building, which provides additional depth.
  - rearranging the proposed landscaping so that it does not result in a tree lined avenue, but instead has a more informal appearance.
2. The Design and Conservation team is satisfied with these amendments subject to the finer detailing of the columns on the glazed element to ensure that they are fully coordinated with the glazing bars.
2. An **extra condition** is therefore recommended as follows:
  15. The columns proposed for the external elevation of the glazed entrance to the sports hall shall be in accordance with full details to be firstly submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure the satisfactory appearance of the completed development and to comply with Policy BE1 of the South East Plan 20089 and Policy C28 of the adopted Cherwell Local Plan.

**Agenda Item 11**

**12/01224/F**

**Tudor Hall Sch. Wykham Lane,  
Banbury**

1. The Council's landscape officer has commented on the application since the report was written, stating that there is a very dense and effective screen of several lines of trees to the development site as viewed from Wykham Lane in winter. I couldn't see the site of the proposed building. I don't think it will be visible when built.
2. **Amended plans** have been received which attempt to address the design comments made by the Council's Design and Conservation Team. The amendments include:
  - Changing the eaves heights and pitch of the roof on the central pod to make it more dominant.
  - Introducing a pitch roof over the external stair at a lower height, which follows the stair line, which would be constructed in standing seam to match the material and detailing of the roof proposed for the central pod.
3. The Design and Conservation Team is satisfied with these amendments, stating that the changes to the pod make this a stronger feature, contributing to an overall more interesting building and the change to the roof of the external stair is an appropriate response to the context. These comments are subject to the employment of a landscape architect in relation to the design of the outside space and public realm to ensure it successfully links with the new buildings. This stipulation can be added to the landscaping condition.

However, the Design and Conservation Team remain to have reservations about the design of the east elevation of the proposed new teaching block, stating that it

would have the appearance of the back of the building, would appear very solid and therefore does not provide an appropriate setting for the historic formal driveway.

For these reasons, further amendments are required prior to the determination of the application. Requirements for the amendments include:

- Reconfiguring the windows on the east elevation so that they are grouped in sets of four which will provide a larger area of relief between the sets of windows.
- Providing an indent/change in material where the roofline currently steps down to provide a stronger articulation of the building. This will need to be of a scale to enable the façade to be read as three sections and could be treated with glazing or standing seam cladding.
- Reconfiguring the step in the roofline so it straddles the area of relief.
- Increasing the pitch of the hipped roofs over the teaching building.

It is not considered that these design solutions are unachievable and it is possible that they could be received within the 13 week deadline for the application.

As such the officer **recommendation of approval still stands subject to the receipt of further design amendments**, in relation to which delegated authority, in liaison with the Design and Conservation Team, is sought for approval.

**Agenda Item 14**

**12/01353/OUT**

**2 South View, Ardley**

- The County Archaeologist has requested the following **additional conditions** be placed upon any permission granted:
  8. No development shall take place within the area of archaeological interest until the applicant(s), or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation and timetable of investigation which has first been submitted by the applicant(s) and approved in writing by the Local Planning Authority.

Reason - To secure the provision of archaeological investigation and the subsequent recording of the remains, to comply with Government advice in the National Planning Policy Framework March 2012 and Policy BE6 of the South East Plan 2009.
  9. Prior to any development on the site and following the approval of the Written Scheme of Investigation referred to in condition 8, a staged 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 – The 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 National Planning Policy Framework March 2012

- **Highway Comments**  
Raise no objections subject to the applicants entering into a Section 278 Agreement for the off-site highway works, That is the new access to Middleton Stoney Road, footway and tactile paving, and a number of conditions relating to :-
  1. formation of the access and vision splays as agreed in writing prior to the commencement of development
  2. construction of the roads and footway within the site to OCC specifications
  3. construction of the accesses, driveways and turning areas in accordance with specification details to be approved
  4. parking and manoeuvring to be provided in accordance with plan 231601/AL/P103 in accordance with details to be submitted and approved in writing
  5. no conversion of garages and car ports
  
- **Environment Agency**  
Raise no objections subject to the imposition of a condition regarding contamination previously not identified on the site
  
- **CDC – Urban Design**  
Raises no objections but comments as follows:-
  1. footpaths should be extended between houses to allow easier circulation and connections to the adjacent LAP
  2. it would be useful to see more detail in respect of materials, edge details and threshold detail
  3. there are a number of locations where further consideration should be given to the detail of paving, especially where different surfaces meet. There are some tight/difficult relationships adjacent to edges and wall details
  4. it is not clear what the threshold detail is for each property. This will be important in the character of the overall area
  5. the marker building is disappointing, an opportunity has been lost here
  6. unusual fenestration to some of the house types and in some cases proportions could be improved