

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

**District:** Vale of White Horse

**Application No:** P17/V3134/RM-2

**Proposal:** Reserved Matters (Appearance, Landscaping, Layout, Scale) for 'Residential development of 16 homes and open space, and associated works, following Outline Planning Permission P15/V1074/O' (as amended by drawings received 11 January 2018).

**Location:** Land at Reading Road Harwell OX11 0LW

**Response date:** 29<sup>th</sup> January 2018

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This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

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## **Transport Development Control**

### **1.0 Recommendation:**

No objection subject to planning conditions

### **2.0 Key issues:**

- Outline planning permission (P15/V1074/OUT) all matters reserved (apart from means of access) was granted permission 16<sup>th</sup> September 2016. Therefore the principle of development and the means of access in principle have been agreed.
- It is noted a discharge of planning conditions application (P17/V3133/DIS) has been submitted to discharge certain planning conditions (Access, Surface Water Drainage, Construction Method Statement) attached to the outline planning permission (P15/V1074/OUT). The Local Highway Authority will respond shortly.
- Neighbouring land to the north west of the application site has received full planning permission (P16/V1647/FUL) for one house which is understood to be under construction.
- It is noted that the Section 106 agreement will be subject to a variation agreement due to a change in affordable housing provision. The Local Highway Authority request involvement in the variation of the legal agreement because the LHA have a concern with the wording of the bus service contribution.

### **3.0 Legal agreement required to secure:**

A Section 106 dated 16<sup>th</sup> September 2016 was entered into between Vale of the White Horse District Council and other parties with an interest in the land. Despite Oxfordshire County Council not being a party to the Section 106 legal agreement: bus service improvement contribution and a primary education contribution.

**4.0 Conditions:** If the Local Planning Authority are minded to grant this application permission, the Local Highway Authority request the following planning conditions are attached:-

#### **HY7 Car Parking**

Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 679 PO6 Revision B shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

HR7 Reason: In the interest of highway safety and to avoid localised flooding (Policies DC5 and DC14 of the adopted Local Plan).

### **HY13 (Amended) Estate Roads Prior to Occupation of Dwellings**

No dwelling shall be occupied until that part of the residential street which is to serve that dwelling (apart from the wearing course) has been constructed to the satisfaction of the Local Planning Authority in accordance with a design to be submitted to and approved by the Local Planning Authority prior to commencement of development

HR13 Reason: In the interest of highway safety and to provide reasonable living conditions for residents during construction work (Policies DC5 and DC9 of the adopted Local Plan).

### **Garage Accommodation**

Notwithstanding the provision of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

Reason: To retain adequate on-site parking provision in the interest of Highway safety (Policy DC5 of the adopted Local Plan).

## **5.0 Informatives:**

### **Unique - Advanced Payment Code**

Please note the Advance Payments Code (APC), Sections 219-225 of the Highways procedure a "Private Road Agreement" must be entered into with the County Council to protect the interests of prospective frontage owners 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.

## **6.0 Detailed comments:**

### **6.1 Means of Access**

6.1.1 Means of access was agreed in principle at outline planning stage. It is noted that applicant has submitted Drawing 19372-01 Revision B Proposed Site Access and Visibility Splays with this application under consideration and the discharge of planning conditions application. The Local Highway Authority will consider this Drawing as supporting information to the discharge of planning condition 4 (Vehicular Access) when considering the discharge of planning conditions application (P17/V3133/DIS)

## **6.2 Internal Residential Development Layout**

6.2.1 It is intended to have a shared surface street 6 metres in width which in principle is acceptable to the Local Highway Authority. A service maintenance strip of one metre on each side of the residential street need to be provided, unless otherwise agreed with the Local Highway Authority during the Section 38 technical approval / Private Street Agreement approval processes. All on street car parking bays must have a one metre in width hardstanding, or grasscrete, behind the on street car parking spaces. The Local Highway Authority recommends to the Local Planning Authority a suitably worded planning condition is attached to this reserved matters application requiring further details of the residential street to be submitted prior to commencement of development and to be constructed prior to first occupation of each dwelling served.

6.2.2 Drawing 19372-04 Revision A and Drawing 19372-04-02 Revision A show the refuse collection vehicle (RCV) swept path analysis for a 11.9 metres in length RCV inbound movement and turning and outbound movement respectively. The Local Highway Authority are satisfied that a RCV can manoeuvre within the extent of the residential street carriageway serving this residential development and turn around within the residential development.

6.2.3 Drawing 679 P06 Revision A submitted with this reserved matters application shows car parking, cycle storage and refuse storage points. Car parking provision, car parking space dimensions on plot, on street car parking space dimensions and garage dimensions are acceptable to the Local Highway Authority. Cycle storage is shown within garages where provided and in garden sheds with a separate access from the front where no garage is provided.

## **6.3 Construction Traffic Management Plan**

6.3.1 The Local Highway Authority will consider this matter as part of the discharge of planning conditions application (P17/V3133/DIS) relating to the discharge of certain planning conditions attached to the outline planning permission.

## **6.4 Surface Water Drainage**

6.4.1 The Lead Local Flood Authority will consider this matter as part of the discharge of planning conditions application (P17/V3133/DIS) relating to the discharge of certain planning conditions attached to the outline planning permission.

**Officer's Name: Simon Wellbeloved**

**Officer's Title: Transport Engineer OCC South and Vale Locality TDC Team**

**Date: 29 January 2018**

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## **Archaeology**

### **Recommendation:**

No objection

### **Key issues:**

There are no archaeological constraints to this scheme.

### **Legal agreement required to secure:**

None

### **Conditions:**

None

### **Informatives:**

None

### **Detailed comments:**

The site has been subject to a geophysical survey and an archaeological field evaluation. No significant archaeological features were revealed and no further archaeological investigation was required.

As such therefore there are no archaeological constraints to this application.

**Officer's Name: Hugh Coddington**

**Officer's Title:** Archaeology Team Leader

**Date:** 15 January 2018

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