

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

**District:** South Oxfordshire

**Application No:** P18/S0399/SCO

**Proposal:** Scoping opinion request for construction of up to 750 residential dwellings, local centre and associated infrastructure.

**Location:** Land at Bayswater near Headington Oxfordshire

**Response date:** 29<sup>th</sup> March 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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### **Strategic Comments**

The size of this proposal is strategic, involving up to 750 dwellings and a local centre. The site is not allocated, and there is no proposed allocation relating to it. The site is in the Green Belt. The Local Member's views, indicating opposition to the proposal, are attached.

The land adjoins Oxford City Council's boundary and the development at Barton Park. To the south is the A40 and to the west is the Marston junction off the A40. Two public rights of way cross the site and there is another to the south east of the site.

The County Council has recently contributed to various EIA scoping responses for proposed strategic developments including: P17/S1153/SCO at Grenoble Road; P17/S1799/SCO Harrington; P17/S3029/SCO South of Great Western Park; P17/S3565/SCO Chalgrove Airfield; P17/S3719/SCO Culham; and P17/S3835/SCO Berinsfield.

Given the scale of the proposal the County Council would strongly encourage the applicant to engage with both the district and county councils in the form of pre-application meetings, site visits and further written advice. A bespoke agreement, covering staff time for pre-application advice and project management is recommended. This would proceed on a without prejudice basis in respect of the views of the County Council.

It is noted that consideration should be given to community needs which may include the following which relate to County Council responsibilities. This list is in addition to the Highways, Education and Archaeology matters referred to in the attachments.

- Children's & Family Intervention and support
- Children's Homes
- Early years' education
- Learning disabilities
- Adult day time support (elderly)
- Library & Culture
- Leisure
- General community facilities including adult learning and youth
- Extra Care Housing
- Supported Housing
- Fire & Rescue
- Public Health
- Registration
- Waste & Recycling
- Countryside services such as public rights of way improvement

As the site is not contained within the current South Oxfordshire District Council (SODC) adopted Core Strategy, it is not assessed as part of the CIL contributions framework. The County Council has concerns about any such large site proceeding in respect of the CIL Regulation 123 list as it exists. We seek a combination of direct delivery and s106 contributions towards necessary infrastructure including, but not limited to, transport and education.

**Officer's Name: Lynette Hughes**  
**Officer's Title: Senior Planning Officer**  
**Date: 28 March 2018**

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## **Transport**

A comprehensive Transport Assessment will be required evaluate the transport impact of the development. The submitted scoping document sets out a reasonable methodology but the applicant is advised to undertake a full scoping study with the County Council as Local Highway Authority.

There are some minor inaccuracies in the submitted document, underlined below which I suggest are amended at the soonest convenience.

The scoping report sets-out relevant guidance and standards for benchmarking as follows:

*'3.21 The assessment of individual environmental elements would be carried out in accordance with:*

- *the "Guidelines for the Environmental Assessment of Road Traffic" published in 1993 by the Institute of Environmental Assessment (IEA) (now Institute of Environmental Management and Assessment);*
- *Manual for Streets 1 & 2 published by the Chartered Institution of Highways and Transportation in 2007 and 2010 respectively;*
- *Essex County Council Local Transport Plan adopted March 2012;*
- *Volume 11 of the Design Manual for Roads and Bridges (DMRB), published by the Highways Agency the executive agency of the Department for Transport (DfT).'*

For clarity Manual for Streets 1 should be amended to Manual for Streets published by Department for Transport March 2007.

Essex County Council Local Transport Plan is not relevant and should be replaced by Oxfordshire Local Transport Plan 4 2015-2031.

**Officer's Name: Geoffrey Arnold**

**Officer's Title:** Principal Engineer

**Date:** 27<sup>th</sup> March 2018

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## **Education**

The applicant's Scoping Report (3.11) states that the evaluation of the socio-economic effect of the proposed development will include assessing the impact on education. Informal pre-application advice has been provided to the applicant on the expected impact on education. As the proposal currently stands, education capacity is not proposed within the development; instead other schools in the area would need to be expanded, and there would be a consequent impact on travel patterns. However, should there be potential for significantly higher housing numbers, an on-site primary school should be allowed for.

**Officer's Name: Barbara Chillman**

**Officer's Title:** Pupil Place Planning Manager

**Date:** 09 March 2018

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## **Archaeology**

### **Key issues:**

The applicant's documentation states that a desk based assessment (DBA) will be prepared assessing the archaeological potential of the site. If an EIA is required then this DBA should be included within it. If an EIA is not required then the DBA will need to be submitted along with any planning application.

### **Detailed comments:**

The applicant's documentation states that a desk based assessment (DBA) will be prepared assessing the archaeological potential of the site. If an EIA is required then this DBA should be included within it. If an EIA is not required then the DBA will need to be submitted along with any planning application.

This desk based assessment should be undertaken in line with the Chartered Institute for Archaeology standards and guidance including the submission of a written scheme of investigation to ensure that the scope of the assessment has been agreed.

The site of the proposed development is located in an area of archaeological potential and as such a programme of archaeological evaluation will need to be undertaken ahead of the determination of any planning application for the site. The results of this evaluation should be incorporated into any EIA for the site.

**Officer's Name: Richard Oram**

**Officer's Title:** Planning Archaeologist

**Date** 16 February 2018

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### **LOCAL MEMBER VIEWS**

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**Cllr:** Kirsten Johnson

**Division:** Wheatley

**Comments:**

I object to this development as it is in the Green Belt. There are many reasons the land should remain Green Belt: air quality, biodiversity, maintaining wildlife corridors, protecting our countryside from urban sprawl to name a few.

The EIA required should include:

- impact assessments on increased traffic flows through Elsfield and Woodeaton and how this would affect air quality
- the projected increase of congestion on the A40 ring road the impact on air quality.

As the Barton Park development is not yet complete, there is no way of having an accurate assessment of this development on traffic and air quality impacts. One can include the projected impacts of Barton Park, and then add on the projected impacts of this proposed development, but all figures would be theoretical at this stage. The combined effects of Barton Park and this development are beyond what the environment should sustain at many levels.

The EIA should include much detail on the impact on biodiversity; the endangered species affected; the effect on neighbouring woodland; the effect on the water courses and water purity impacts; and the effect on the water table by increased built-up area, particularly the increased risk of flooding.

I am very concerned about the impact on wildlife corridors from the city out to Otmoor, and the effect this development would have on them. There will be much local objection, and rightly so, on these grounds alone.

The permanent loss of arable land has irreversible impact. Changing the landscape of Oxford by removing the adjoining countryside is folly. Regardless of what mitigation is suggested by the developers in their application, I will remain opposed to this development.

**Date:** 24<sup>th</sup> February 2018

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