

Case Officer: Linda Griffiths

Recommendation:

Applicant: Mr Ali Sial

Proposal: Partial discharge of conditions 12 (surface water disposal), 25 (surface water highway) & 32 (existing & proposed levels) of 06/00967/OUT - (For parcels KMF & G by Linden Homes)

Expiry Date: 9 April 2021

Extension of Time: 9 April 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to the Kingsmere Phase 1 development, which was allocated for development through the Non-Statutory Cherwell Local Plan. Outline planning consent was granted in 2008 and construction began on site in July 2010. Development across the site is now nearing completion.
- 1.2. The site was divided into development parcels and the separate parcels have been built out by a number of different house builders. This application relates to Parcels KMF and KMG which are being built out by Linden Homes, now known as Vistry Homes.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks consent to discharge conditions 12, 25 and 32 of the outline permission in respect of parcels KMF and KMG relating to surface water disposal and levels. The application is accompanied by engineering layout plans, surface water data and SUDS information.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

06/00967/OUT – Outline consent granted for up to 1,585 dwellings and associated infrastructure;

17/02582/REM – reserved matters consent granted for parcel KMG; and

17/02072/REM – reserved matters granted for both parcels KMF and KMG.

4. RESPONSE TO CONSULTATION

- 4.1 OCC – Transport – no objection.
- 4.2 OCC – Drainage – originally objected but following the submission of more information and a technical note the objection has been removed.

5. APPRAISAL

- 5.1 In respect of condition 12, this requires the approval of a scheme for the disposal of surface water. The submission was assessed by OCC as Lead Flood Authority who originally objected on the grounds that the proposed flow rates did not seem to be

inline with the original FRA and the design did not meet the requirements of the Design Code. However, following the submission of a supplementary technical note, this is now acceptable and can be discharged.

- 5.2 In respect of condition 25, this requires that no surface water should discharge onto the adjoining highway. The submission has been assessed by the Highway Authority who raise no objections and advise that technical approval has been issued by the County's Road Agreements Team. The condition can therefore be discharged accordingly.
- 5.3 In respect of condition 32, this requires the details of existing and proposed levels to be agreed. The levels are shown on the submitted engineering drawings and are deemed acceptable.
- 5.4 The original application was EIA development. This application relates to the submission of details regarding levels and drainage which follow the information submitted with the outline consent and do not cause any additional impacts on the environment above those already considered under the ES. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

6. RECOMMENDATION

That Planning Condition(s) 12, 25 and 32 of 06/00967/OUT be discharged based upon the following:

Condition 12

Drainage Drawings, Technical Notes 1 and 2 and Micro drainage calculations

Condition 25

Engineering drawings

Condition 32

Engineering drawings

Case Officer: Linda Griffiths

DATE: 7 April 2021

Checked By: Andy Bateson

DATE: 7th April 2021
