

**Land South West Of Bicester Adjoining Oxford
Road And Middleton Stoney Road Bicester**

21/01401/DISC

Case Officer: Linda Griffiths

Recommendation: Approve

Applicant: Mr Ali Sial

Proposal: Partial discharge of conditions 8 (Energy Statement), 9 (surface water disposal), 18 (vehicular accesses, driveways and turning areas), 19 (surface water discharge), 26 (finished floor levels) & 28 (service trenches, pipe runs or drains) of 13/00433/OUT relating to part parcel KMF

Expiry Date: 25 June 2021

Extension of Time: 25 June 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to a small part of the Kingsmere Phase 1 site and a reserved matters for 3 dwellings on a small area of land associated with land parcel KMF, which was being built out by Linden Homes, now Vistry Homes.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to partially to discharge several conditions attached to the outline consent relating to 3 plots on land parcel KMF. The application requests the approval of an energy statement, surface water disposal, vehicular access details, finished floor levels and service trenches. The application is accompanied by a number of detailed drawings and an energy statement.

3. RELEVANT PLANNING HISTORY

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

13/00433/OUT – outline consent for an additional 100 dwellings across the site approved under 06/00967/OUT;

18/01895/REM – reserved matters consent for 3 plots on KMF.

4. RESPONSE TO CONSULTATION

- 4.1 OCC Single Response – no response received

5. APPRAISAL

- 5.1 Condition 8 – requires the submission of an energy statement to demonstrate that the dwellings are being constructed to be 19% more efficient than required by building regulations (2013 Part L). The statement sets out the fabric first approach to sustainable construction demonstrating that improvements in insulation specifications, thermal bridging and installation of PV panels, the dwellings will achieve 20.97% reduction. Accordingly, this condition can be discharged.

- 5.2 Condition 9 – requires the submission of surface water disposal by means of attenuation and storage and on-site balancing arrangements. The main drainage infrastructure was provided by Countryside across the whole development site, which included large attenuation basins. The submission proposes to connect the 3 dwellings to that already provided.
- 5.3 Condition 18 – requires specification details of the accesses, driveways and turning areas for each dwelling to be submitted and approved. The access road has already been provided in conjunction with the remainder of the development parcel, will be adopted by OCC and has already been approved under section 38. The access drive details shown for the 3 dwellings are in accordance with the remainder of the development and is therefore acceptable.
- 5.4 Condition 19 – requires details of a scheme to prevent surface water from the development from discharging onto the adjoining highway. Again as above, the proposed scheme has already been approved in connection with the remainder of this parcel and is therefore considered acceptable.
- 5.5 Condition 26 – requires the finished floor levels to be agreed. These are similar to those already approved on the remainder of the development parcel and are acceptable.
- 5.6 Condition 28 – requires details of any service trenches, pipe runs or drains to be submitted. This condition was imposed to ensure that any existing trees and hedges were not affected by service trenches, In this case there is no existing vegetation and the proposals are acceptable.
- 5.7 Having regard to the above, it is considered that each of the conditions can be discharged accordingly.
- 5.8 The original application was EIA development. The application seeks to discharge conditions which require details to be submitted following the outline consent and do not raise any additional issues to those originally considered through the ES at outline stage. 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 Conditions 8, 9, 18, 19, 26 and 28 of 13/00433/OUT relating to 3 plots on KMF be discharged based upon the following:

Condition 8

Energy and Sustainability Statement Rev O dated February 2021 and produced by AES Sustainability Consultants Ltd.

Condition 9

Drawing numbers 6008-301B; 6008-302A; 6008-303; 6008-304A; 6008-306A and 6008-307A

Condition 18

Drawing numbers 6008-301B; 6008-302A; 6008-303; 6008-304A; 6008-306A and 6008-307A

Condition 19

Drawing numbers 6008-301B; 6008-302 A; 6008-303; 6008-304A; 6008-306A and 6008-307A

Condition 26

Drawing numbers 6008-301B; 6008-302A; 6008-303; 6008-304A; 6008-306A and 6008-307A

Condition 28

Drawing numbers: 6008-301B; 6008-302A; 6008-303; 6008-304A; 6008-306A and 6008-307A

Case Officer: Linda Griffiths

DATE: 22 June 2021

Checked By: Andy Bateson

DATE: 22nd June 2021
