

Case Officer: Linda Griffiths

Recommendation:

Applicant: Ms Sarah Griffiths

Proposal: Discharge of condition 10 (Drainage) of 14/01932/OUT

Expiry Date: 25 August 2020

Extension of Time: 18th March 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to the larger part of a significant area of land that has been allocated for residential development through the Cherwell Local Plan Part 1 2011-2031 under Policy Banbury 17 for up to 1,345 dwellings. This application comprises the western part and majority of the allocation which is within the parish of Banbury town. Outline consent for up to 1,000 dwellings on this part of the allocation was granted in December 2019.
- 1.2. The site comprises approximately 52.5ha and is wholly greenfield with no significant area of hardstanding. An existing field drainage ditch runs from west to east along the southern boundary of the site and discharges into the Sor Brook approximately 1.2km to the south.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks to discharge condition 10 which is a pre-commencement condition of the outline consent relating to drainage. The application was accompanied by a Drainage Strategy Report and a number of drainage layout plans.

3. RELEVANT PLANNING HISTORY

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

14/01932/OUT – outline consent for the erection of up to 1000 dwellings and associated infrastructure.

4. RESPONSE TO CONSULTATION

- 4.1 CDC Arboriculture: No comments to make.
- 4.2 CDC Ecology: No comments received.
- 4.3 Environment Agency: No objection to discharge of condition.
- 4.4 CDC Landscape: number of concerns raised about the quality of the resultant swale and attenuation profiles proposed.

Update 14th December 2020: comments relating to depth of balancing ponds remain unchanged.

- 4.5 OCC Single Response: Objection on the grounds that the submitted information is not aligned with local or national standards; the submitted information to be updated accordingly and climate change allowance is incorrect.

Update: 14th January 2021: objection, some discrepancies in the information need addressing, some details not included.

Update 12th March 2021: No objection.

- 4.6 Thames Water: No objection to discharge of condition.

5. APPRAISAL

- 6.1. It has been found that existing ground conditions are not conducive to the use of infiltration techniques due to the presence of Whitby Mudstone Formations over the majority of the site and Marlstone Rock in the south and west of the site, therefore the next preferable option is to discharge to the nearest water course. It is proposed that the site is separated in to two Catchment areas in accordance with the FRA submitted with the outline application. Three attenuation basins are proposed in total, one at the Bloxham Road entrance and two at the eastern ends of the development. A series of swales will be created along each of the green routes running through and along the southern boundary of the site.
- 6.2. The detention basin is designed such that it does not hold a permanent body of water and will be designed to RoSPA standards and the edges will be defined through planting and landscape treatment. All batter slopes have been designed at 1:3 side slopes.
- 6.3. The submission has been assessed by OCC as Lead Flood Authority. The original submission was not acceptable for a number of reasons, including the climate change allowance calculations which were incorrect, and the Management and Maintenance Plan did not align with national and local standards. Following discussions with OCC, the drainage strategy submitted in February 2021 is now considered acceptable.
- 6.4. In terms of landscape and appearance, the swales proposed originally were all channels with regular sides and a single profile whereas there is an opportunity to create far more variety in terms of width, profile and depth in order for the drainage to appear more natural, be safer for children and provide improvements for biodiversity. It was also considered that the basins were very regular in shape and an uninteresting, engineered solution. The applicants were advised that the basins and swales needed to be designed alongside the landscape and biodiversity strategy. Furthermore, the details submitted here did not appear to correspond with the emerging Design Code in terms of their profiles and designs. This issue has since been addressed.
- 6.5. In terms of the slopes to the attenuation, the applicant's agent has advised that these cannot be reduced as this would result in the run-off margin for the sports pitches being reduced, or the size of the sports pitches reduced. It is considered that this would not be appropriate as it would compromise the delivery of the sports pitches as required by the Sec 106. The attenuation as set out is therefore accepted.
- 6.6. Having regard to the above, it is now recommended that this condition be discharged.

- 6.7. The original application was EIA development. The drainage strategy submitted follows the FRA and drainage information submitted with the outline application. 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 10 of 14/01932/OUT be discharged based upon the following:

Condition 10

Technical Design Note – Response to Condition 10 Planning Comments CO4583, Revision P1 Technical Design Note – SuDS Maintenance and Management Plan WPF-HYD-XX-XX-RP-C-0006, Revision P01 Drainage Strategy Report, Part 1 & Part 2 WPF-HYD-XX-XX-C-RP-003, Status S2 Drainage Layout Sheet 1 WPF-HYD-XX-XX-DR-C-0601, Revision P6 Drainage Layout Sheet 2 WPF-HYD-XX-XX-DR-C-0602, Revision P6 Drainage Layout Sheet 3 WPF-HYD-XX-XX-DR-C-0603, Revision P6 Drainage Layout Sheet 4 WPF-HYD-XX-XX-DR-C-0604, Revision P6 Drainage Layout Sheet 5 WPF-HYD-XX-XX-DR-C-0605, Revision P09 Microdrainage Calculations WPF-HYD-XX-XX-CA-C-0001 FEH.pdf.mdx File Name: WPF_HYD_XX_XX_RP_C0003_ Rev 05 Drainage Strategy 1_Part3(1) Microdrainage Calculations WPF-HYD-XX-XX-CA-C-0001 FEH.pdf.mdx File Name: WPF_HYD_XX_XX_RP_C0003_ Rev 05 Drainage Strategy 1_Part4(2) Microdrainage Calculations WPF-HYD-XX-XX-CA-C-0001 FEH.pdf.mdx File Name: WPF_HYD_XX_XX_RP_C0003_ Rev 05 Microdrainage Calculations WPF-HYD-XX-XX-CA-C-0001 (29.11.01).pdf.mdx File Name: Microdrainage Calculations Catchment 1(1) Microdrainage Calculations WPF-HYD-XX-XX-CA-C-0001 (29.11.01).pdf.mdx File Name: Microdrainage Calculations Catchment 2(1)

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DATE: 15 March 2021

Checked By: Andy Bateson

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