

Rachel Tibbetts

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**From:** Bob Neville  
**Sent:** 29 October 2020 15:36  
**To:** DC Support  
**Subject:** FW: Oxfordshire County Councils response to 20/02227/OUT The Beeches, Heyford Road, Steeple Aston

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**From:** Littler, Adam - Communities <Adam.Littler@Oxfordshire.gov.uk>  
**Sent:** 29 October 2020 14:05  
**To:** Bob Neville <Bob.Neville@cherwell-dc.gov.uk>  
**Cc:** Bennett, Richard - Communities <Richard.Bennett@Oxfordshire.gov.uk>  
**Subject:** RE: Oxfordshire County Councils response to 20/02227/OUT The Beeches, Heyford Road, Steeple Aston

Dear Bob,

I hope you are well. Apologies for the delay in responding.

I have reviewed the information provided again and the submitted LLFA response.

The LLFA objection stands. The primary reason is that by Outline Design stage the applicant should be able to demonstrate that a sustainable drainage surface water strategy can be successfully delivered on site. The LLFA is of the opinion this has not been demonstrated.

Specific points are re-iterated below, the applicant needs to address these "Detailed Comments":

**Key issues:**

Insufficient information has been provided to enable a technical assessment of the proposal in order to ensure a sustainable drainage strategy for the site can be delivered.

**Detailed comments:**

1. Exceedance Flow Route Plan needs to be provided to show how overland flow will be mitigated.
2. Ground Investigation test needs to be carried to confirm the ground is suitable for on land soakaways. The report does state geology of site based on BGS Bedrock Geology. However, with numerous soakaways proposed across the development, a detailed ground investigation will be beneficial.
3. More details need to be given on the type of soakaway
4. No pre-treatment measures stated in the strategy
5. Proof of confirmation from Thames Water accepting the connection into their drainage network has not been provided.
6. Urban Creep has not been mentioned in the report or considered in the design

I hope this is of use. Please do let me know if you have any queries.

Richard – cc'd in for information.

Kind regards,

Adam.

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**From:** Bob Neville <[Bob.Neville@cherwell-dc.gov.uk](mailto:Bob.Neville@cherwell-dc.gov.uk)>

**Sent:** 26 October 2020 10:00

**To:** Littler, Adam - Communities <[Adam.Littler@Oxfordshire.gov.uk](mailto:Adam.Littler@Oxfordshire.gov.uk)>

**Subject:** FW: Oxfordshire County Councils response to 20/02227/OUT The Beeches, Heyford Road, Steeple Aston

**Importance:** High

Good Morning Adam

This application is to be presented to our planning committee on 05/11. I have prepared a recommendation of refusal of the application mainly in respect of the principle of development, but also including a reason on flood-risk/drainage grounds, off the back of your objection. Reason: 'By virtue of a lack supporting information to enable an appropriate technical assessment the proposals have failed to demonstrate that an appropriate sustainable drainage strategy for the site utilising sustainable drainage systems (SuDS) can be delivered. As such the proposal is contrary to Policy ESD7 of the Cherwell Local Plan 2011 - 2031 Part 1 Government guidance contained within the National Planning Policy Framework'.

The agent has just come back to me commenting: "Our drainage consultant has reviewed the objection, and we submit that the application is outline with all matters reserved except access, therefore I would suggest that the items they are asking for are overly onerous at this stage. I would ask that the comments raised by the LLFA can be dealt with via condition or at reserved matters".

In your opinion do the issues raised in your objection constitute a reason to refuse the application that can be sustained or could such matters be dealt with by way of appropriate conditions had we been minded to support the application?

If you could get back to me as soon as possible it would be much appreciated; happy to discuss if that is easier.

Regards

Bob

**Bob Neville** MSc  
**Senior Planning Officer**  
**General Developments Planning Team**  
Cherwell District Council  
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**From:** Planning Consultations - E&E <[PlanningConsultations@Oxfordshire.gov.uk](mailto:PlanningConsultations@Oxfordshire.gov.uk)>

**Sent:** 02 October 2020 15:23

**To:** Bob Neville <[Bob.Neville@cherwell-dc.gov.uk](mailto:Bob.Neville@cherwell-dc.gov.uk)>; Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>

**Cc:** Planning Consultations - E&E <[PlanningConsultations@Oxfordshire.gov.uk](mailto:PlanningConsultations@Oxfordshire.gov.uk)>; Wellstead, Jonathan - Communities <[Jonathan.Wellstead@Oxfordshire.gov.uk](mailto:Jonathan.Wellstead@Oxfordshire.gov.uk)>; Cllr Arash Ali Fatemian <[ArashAli.Fatemian@Oxfordshire.gov.uk](mailto:ArashAli.Fatemian@Oxfordshire.gov.uk)>

**Subject:** Oxfordshire County Councils response to 20/02227/OUT The Beeches, Heyford Road, Steeple Aston  
**Importance:** High

Dear Bob

Please find attached Oxfordshire County Council's response to: 20/02227/OUT The Beeches, Heyford Road, Steeple Aston

If you have any further queries please send an email to [planningconsultations@oxfordshire.gov.uk](mailto:planningconsultations@oxfordshire.gov.uk) and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

**Daniel Tritton**  
Major Planning Applications Officer  
Planning Process Team  
Oxfordshire County Council  
County Hall | Oxford | OX1 1ND  
Tel: 07776 997045



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