

Case Officer: Linda Griffiths

Recommendation:

Applicant: L & Q Estates

Proposal: Partial Discharge of Conditions 8 (proposed site and floor levels), 11 (drainage scheme), 25 (street lighting) and 32 (trees or hedgerows) of 14/01932/OUT relating to the new Bloxham Road Access

Expiry Date: 25 March 2021

Extension of Time:

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 of the majority area 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. The site comprises approximately 52.5ha of agricultural land.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. This application seeks to discharge condition 8 (proposed floor and site levels); condition 11 (drainage); condition 25 (street lighting) and condition 32 (tree and hedgerow removal) relating to the construction of the new access and roundabout into the development from Bloxham Road only. The application is accompanied by a number of plans and a technical audit certificate issued by OCC.

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 1,000 dwellings and associated infrastructure.

4. RESPONSE TO CONSULTATION

4.1 CDC Arboricultural Officer: No comments received.

4.2 CDC Landscape Officer: concerns about depth of attenuation basin which has no overflow and no construction detail for the headwall into the basin.

4.3 OCC – no objections.

5. APPRAISAL

5.1 Condition 8 – relates to the site and floor levels for the new access and roundabout. These have been assessed by OCC who raise no objection. The drawings submitted have already been approved under the S278 Technical Audit Certificate. The proposals are therefore considered acceptable.

- 5.2 Condition 11 – relates to the drainage details. As above, these have been assessed by OCC and the drawings are included in the S278 Technical Audit Certificate. CDC Landscape raised a concern regarding the depth of the attenuation basin and the lack of detail for the headwall into the basin. As OCC have raised no objection and the drawings have already been technically approved under S278, it is considered that the proposals are acceptable.
- 5.3 Condition 25 – Street lighting. The positions are shown on the plans and accord to OCC's adoptable specifications. OCC have raised no objections and are therefore considered acceptable.
- 5.4 Condition 32 – relates to the removal, lopping or topping of trees and hedgerows unless directly necessary for the development. In this case, a number of significant trees and line of hedgerow have been removed to facilitate construction of the new access and roundabout into the site. The removal shown is necessary and acceptable.
- 5.5 The original application was EIA development. The details and plans submitted are all in accordance with the original outline and are in accordance with the drainage proposals already agreed under condition 10. 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, 11, 25 and 32 of 14/01932/OUT be discharged based upon the following:

Condition 8

WPF-HYD-XX-XX-DR-D-0120 Rev P5
Technical Approval Certificate

Condition 11

WPF-HYD-XX-XX-DR-D-0152 Rev P4
WPF-HYD-XX-XX-DR-D-0150 Rev P8
WPF-HYD-XX-XX-DR-D-0100 Rev P8
WPF-HYD-XX-XX-DR-D-0155 Rev P2
WPF-HYD-XX-XX-DR-D-0153 Rev P4
WPF-HYD-XX-XX-DR-D-0154 Rev P4
WPF-HYD-XX-XX-DR-D-0156 Rev P4
Technical Approval Certificate Number 978 dated 18.9.20

Condition 25

WPF-HYD-XX-XX-DR-D-0100 Rev P8
Technical approval Certificate

Condition 32

WPF-HYD-XX-XX-DR-D-0105 Rev P4
Technical Approval Certificate

Case Officer: Linda Griffiths

DATE: 16 March 2021

Checked By: Andy Bateson

DATE: 13th May 2021
