

**Case Officer:** James Kirkham

**Recommendation:**

**Applicant:** Burrington Estates

**Proposal:** Discharge of Conditions 5 (finished floor levels), 10 (surface water drainage scheme), 12 (Construction Traffic Management Plan), 14 (Biodiversity Enhancement Scheme) and 15 (Landscape and Ecology Management Plan) of 18/02147/OUT

**Expiry Date:** 8 April 2021

**Extension of Time:**

## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application site is located at the edge of Deddington off the Hempton Road. Outline permission and reserved matters have been granted for 21 dwellings on the site. Works has now commenced on the site.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. The current application seeks to permission to discharge the following conditions with the following information:

Condition 5 (finished floor levels) – Drawing number ES20.020-02.05 P8 received 27.08.2021

Condition 10 (surface water drainage scheme) – Drawing number ES20.020-03.00 P10 and Drainage Statement, Proposed Residential Development - ES20.060 Rev D Dated: 1<sup>st</sup> September 2021

Condition 12 (Construction Traffic Management Plan) – Construction Traffic Management Plan – Hempton Road, Deddington – Rev B May 2021 (Ref: BE/HRDEDD/00/CEb)

Condition 14 (Biodiversity Enhancement Scheme) – Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021 9549M.LBEMP.vf5

Condition 15 (Landscape and Ecology Management Plan) of 18/02147/OUT - Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021 9549M.LBEMP.vf5

## 3. RELEVANT PLANNING HISTORY

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

**Application: 20/03660/REM** Permitted 23 August 2021

Reserved matters application to 18/02147/OUT - Erection of 21 dwellings (consideration of Appearance, Landscaping, Layout and Scale)

Discharge of Conditions 7 (Comprehensive Intrusive Investigation Report), 8 (Details of Remediation) and 13 (Energy Report) of 18/02147/OUT

#### **4. RESPONSE TO CONSULTATION**

4.1 DEDDINGTON PARISH COUNCIL: **No comments**

4.2 OCC HIGHWAYS: **No objections**

4.3 CDC ECOLOGY: **No objections**. I would be happy for Conditions 14 and 15 to be discharged on the basis of the submitted document 'Landscape and Biodiversity Enhancement & Management Plan'. A meaningful level of net gain is demonstrated as achievable and the habitat creation and biodiversity enhancements outlined should provide opportunities for wildlife.

4.4 OCC DRAINAGE: Originally objected. Following receipt of additional information raises **No objection** to the proposals.

4.5 CDC LANDSCAPE: Further to receipt of additional information raise **No objections** to the application and recommend discharge of planning conditions.

#### **5. APPRAISAL**

5.1 Condition 5 (finished floor levels) – Drawing number ES20.020-02.05 P8 received 27.08.2021 – The finished floor levels have been amended during the course of the application to better relate to the existing ground levels around and adjoining the site. They are now considered to be acceptable in relation to the character and appearance of the area and it is recommended that the condition be discharged.

5.2 Condition 10 (surface water drainage scheme) – Drawing number ES20.020-03.00 P10 and Drainage Statement, Proposed Residential Development - ES20.060 Rev D Dated: 1<sup>st</sup> September 2021– The Lead Local Flood Authority have requested further information during the course of the application and no raise no objection to the proposal. The scheme uses permeable paving and an attenuation feature in the south eastern corner of the site. In light of the expert opinion of the LLFA the proposed drainage strategy is considered to be acceptable.

5.3 Condition 12 (Construction Traffic Management Plan) – Construction Traffic Management Plan – Hempton Road, Deddington – Rev B May 2021 (Ref: BE/HRDEDD/00/CEb) – The Highway Authority have considered the CTMP and raise no objection. I see no reason to disagree with this technical assessment. Subject to the site compound being reinstated to its former condition as an agricultural field at the end of the construction of the development it is recommended that this condition be discharged.

5.4 Condition 14 (Biodiversity Enhancement Scheme) – Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021 9549M.LBEMP.vf5 – The Councils Ecologist is satisfied with the submitted LEMP and the biodiversity calculator show a good level of biodiversity net gain across the site. Therefore it is recommended that this condition be discharged.

5.5 Condition 15 (Landscape and Ecology Management Plan) of 18/02147/OUT - Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021

9549M.LBEMP.vf5 - The Councils Ecologist and Landscape Officer are satisfied with the LEMP. I see no reason to disagree with their professional opinions on this and it is therefore recommended that the condition be discharged.

## **6. RECOMMENDATION**

That Planning Condition(s) 5, 12, 14 and 15 be discharged based upon the following.

Condition 5 (finished levels) – The development shall be carried out in accordance with the levels shown on Drawing number ES20.020-02.05 P8 received 27.08.2021

Condition 10 (surface water drainage scheme) – The development shall be carried out and managed in accordance with the details shown on Drawing number ES20.020-03.00 P10 and the Drainage Statement, Proposed Residential Development - ES20.060 Rev D Dated: 1<sup>st</sup> September 2021

Condition 12 (Construction Traffic Management Plan) – The development shall be managed and carried out in accordance with the Construction Traffic Management Plan – Hempton Road, Deddington – Rev B May 2021 (Ref: BE/HRDEDD/00/CEb)

Condition 14 (Biodiversity Enhancement Scheme) – The development shall be carried out in accordance with the details outlined in Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021 9549M.LBEMP.vf5

Condition 15 (Landscape and Ecology Management Plan) - The development shall be carried out and managed in accordance with the details outlined in Ecology Solutions - Landscape and Biodiversity Enhancement & Management Plan Pursuant to Conditions 14 & 15 of Planning Consent 18/02147/OUT - August 2021 9549M.LBEMP.vf5

Case Officer: James Kirkham

DATE: 1 September 2021

Checked By: Nathanael Stock

DATE: 02.09.2021

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