

Case Officer: Bob Neville

Recommendation: Approval

Applicant: Burrington Estates

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

Expiry Date: 2 June 2021

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to an agricultural field located to the west of Deddington to the north of the Hempton Road. The site contains an agricultural building located towards the south east corner of the site, which is served by an access from Hempton Road. The site is relatively flat, but the land beyond the northern boundary of the site falls away into a wide valley. To the east of the site is Wimborn Close which consists of a mix of relatively modern two storey properties and has a landscaping belt adjacent to the site. The 2 metre high hedge exists to the west of the site beyond which lies further agricultural fields.
- 1.2. Outlined planning permission (18/02147/OUT) has been granted (with all matters reserved except access) for up to 21 dwellings. A reserved matters application (20/03660/REM) has been submitted and is currently under consideration.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The current application seeks permission to agree the details for conditions 7, 8 and 13 of the outline permission. The following information has been provided:
 - Conditions 7 & 8 (Comprehensive Intrusive Investigation Report & Details of Remediation) - Additional Ground Investigation & Remediation Strategy report by BRD Environmental Ltd referenced BRD3567-OR3-A dated March 2021.
 - Condition 13 (Energy Report) - Energy Strategy Statement prepared by Briar Energy dated March 2021.

3. RELEVANT PLANNING HISTORY

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

Application: 18/02147/OUT Permitted 6 April 2020

Outline planning application for up to 21 dwellings comprising 1, 2, 3 and 4 bedroom dwellings together with access, garaging and landscaping (all matters reserved except the principal means of access from Hempton Road)

Application: 20/01145/DISC Permitted 27 July 2020

Discharge of Conditions 6 (Contamination Study) and 11 (Means of Access) of 18/02147/OUT

Application: 20/03660/REM Pending consideration

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

Application: 21/00479/DISC Pending consideration

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

4. RESPONSE TO CONSULTATION

- 4.1. CDC BUILDING CONTROL: No comments received
- 4.2. CDC ENVIRONMENTAL PROTECTION: No objection to discharge of conditions 7 and 8.
- 4.3. DEDDINGTON PARISH COUNCIL: No comment to make.

5. APPRAISAL

- 5.1. The information submitted in relation to condition 7 (intrusive ground investigation) & 8 (Details of remediation) has been reviewed by the Council's Environmental Protection Officer. The EHO is satisfied with the additional investigation required by condition 7 that has been undertaken and proposed remediation strategy as required by condition 8. Verification of the works carried out in respect of the remediation strategy is required under condition 9 of the outline consent prior to occupation of the development, and is for future consideration.
- 5.2. Condition 13 requires that: *Prior to the commencement of any works associated with the construction of a dwelling, details of the means by which all dwellings will be designed and constructed to achieve an energy performance standard equivalent to a 19% improvement in carbon reductions on 2013 Part L of the Building Regulations (unless a different standard is agreed with the local planning authority) shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until it has been constructed in accordance with the approved energy performance measures.*
- 5.3. In this regard the applicant has submitted an Energy Strategy Statement prepared by Briar Energy which sets out the strategy by which the proposed development will look to achieve energy performance standards and carbon reductions. The proposed strategy looks to utilise sustainable construction methods and also incorporating renewable sources of energy (including Flue Gas Heat Recovery & Waste Water Heat Recovery. In the absence of any objection from the Council's Building Control, the details of the report are considered acceptable by officers, demonstrating that the proposed development strategy including the utilisation of will provide a 21.85% carbon reduction over a development built to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1A 2013.

6. RECOMMENDATION

That Planning Conditions 7, 8 and 13 of 18/02147/OUT be discharged based upon the following:

Condition 7 (Comprehensive Intrusive Investigation) - In accordance with the 'Additional Ground Investigation & Remediation Strategy' report by BRD

Environmental Ltd referenced BRD3567-OR3-A dated March 2021.

Condition 8 (Details of Remediation) - In accordance with the 'Additional Ground Investigation & Remediation Strategy' report by BRD Environmental Ltd referenced BRD3567-OR3-A dated March 2021.

Condition 13 (Energy Report) - In accordance with the Energy Strategy Statement prepared by Briar Energy dated March 2021.

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DATE: 2 June 2021

Checked By: Nathanael Stock

DATE: 02.06.2021
