

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Elgin Investments LLP

**Proposal:** Discharge of condition 9 (cross-sections through the rain garden and attenuation pond) of 16/02446/F

**Expiry Date:** 26 August 2021

**Time Extension:** 23 March 2023

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## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site forms part (Phase 9) of an allocated site for a new settlement in the 2015 Cherwell Local Plan known as Heyford Park. The site is also allocated within the emerging Mid-Cherwell Neighbourhood Plan. It is within the RAF Upper Heyford Conservation Area and lies adjacent to the Rousham Conservation Area.
- 1.2. Full planning permission was granted last year on a parcel of land at the west end of Camp Road for 296 dwellings (and associated infrastructure) of which 89 of the dwellings will be affordable (30%). Vehicular access is from Camp Road with secondary access to Izzard Road. Pedestrian and cycle links are proposed to Kirtlington Road and the existing settlement. The development will constitute Phase 9 of Heyford Park of which this application seeks approval for a surface water drainage management scheme.
- 1.3. Works within the Phase 9 development area have already commenced.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant seeks to discharge condition 9 (Cross-Sections through rain garden and attenuation pond) of 16/02446/F.

## 3. RELEVANT PLANNING HISTORY

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

**Application: 16/02446/F**                      Permitted                      7 April 2020

Erection of 296 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works

## 4. RESPONSE TO CONSULTATION

- 4.1. **OCC Single Response:** LLFA – Raised no objections to the discharge of the condition.
- 4.2. **CDC Landscape Services:** No comments received.

- 4.3. **Environment Agency:** Confirmed on 16 March 2023 that supplemental infiltration details provided by the Applicant's drainage consultants Woods Hardwick on 29 November 2022 were sufficient to overcome their initial concerns with respect to infiltration and thus they had no objection to this condition discharge application, amongst others.

## 5. APPRAISAL

- 5.1. Condition 9 – This condition required details of cross-sections through the rain garden and attenuation pond showing, in particular, the depth and variable bank profiles of the swale, including details of head walls to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
- 5.2. The application included the submission of Drainage Long Sections (HEYF-5-1275 (Rev F) and Drainage Details Sheet (HEYF-5-1276 (Rev F). Oxfordshire County Council as the Local Lead Flood Authority raised no objections to the details which have been submitted and are considered appropriate for the requirements of the planning condition.
- 5.3. CDC Landscaping Services were also consulted on the application but made no comment.

## 6. RECOMMENDATION

That Planning Condition 9 of 16/02446/F be discharged based upon the following:

Condition 9:

In accordance with Drainage Long Sections (HEYF-5-1275 (Rev F) and Drainage Details Sheet (HEYF-5-1276 (Rev F).

Case Officer: Lewis Knox

DATE: 17 March 2023

Checked By: Andy Bateson

DATE: 20<sup>th</sup> March 2023

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