

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Rectory Homes Ltd

**Proposal:** Discharge of Conditions 5 (surface water drainage details), 8 (full specification details of parking and manoeuvring areas) and 9 (full specification details of accesses, driveways and turning areas) of 19/02948/F

**Expiry Date:** 26 January 2022

**Extension of Time:** 26 January 2022

---

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to a largely undeveloped site located to the south western edge of Steeple Aston. The site previously appeared to include a number of agricultural buildings. However, these have largely been clear along with the extensive vegetation which previously covered the site. A commercial garage exists to the west of the site and residential properties exist to the north and east. To the south of the site is open countryside.
- 1.2. Planning permission has been granted for the erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. The application seeks approval for the details required by the conditions named in the description.

## **3. RELEVANT PLANNING HISTORY**

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

19/02948/F - Erection of 10no two storey residential dwellings with access off South Side including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works – granted with conditions

## **4. RESPONSE TO PUBLICITY**

- 4.1 There is no requirement to publicise an application of this nature by letters to neighbours or by advertisement in the local newspaper.

## **5. RESPONSE TO CONSULTATION**

- 5.1. OCC HIGHWAY AUTHORITY: Original consultation – Objection to the discharge of conditions 5 and 9. Condition 5 - No comment from Transport Development Control. Road Agreements do not recommend discharge as they have not seen the internal site layout. Condition 9 - the proposals need to be subject to the County's S278 technical audit process before this condition can be discharged.
- 5.2. OCC HIGHWAY AUTHORITY: Re-consultation on additional information – No objection as no fundamental problems with the internal layout have been identified.

### 5.3. OCC LEAD LOCAL FLOOD AUTHORITY: Original consultation – Objection:

Infiltration testing carried out needs more results to conclude with an accurate rate. Currently, the submitted data only has 1 test for SA1 and 2 tests for SA2. As these two are the preferred location of soakaways, we will need to see at least 2 tests at these locations.

Insufficient details were provided to demonstrate the SuDS design for the proposed development.

It is therefore not possible to undertake a technical assessment of the proposal and ascertain whether a sustainable surface water drainage strategy can be delivered on site.

Insufficient information was provided in the Flood Exceedance Layout and surface water drainage layouts;

Drainage calculation for the 1 in 1 year, 1 in 30 year and 1 in 100 year + 40% climate change were not provided to confirm the required sizes for SuDS.

No details provided of the future maintenance and management of the site SuDS features.

A detailed surface water management strategy report must be submitted in accordance with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible

Proposed development needs a water quality assessment in accordance with Section 4 and Section 26 of SuDS Manual.

Proposed development must meet local standards, L19, "At least one surface feature should be deployed within the drainage system for water quality purposes, or more features for runoff which may contain higher levels of pollutants in accordance with the CIRIA SuDS Manual C753. Only if surface features are demonstrated as not viable, then approved proprietary engineered pollution control features such as vortex separators, serviceable/ replaceable filter screens, or pollution interceptors may be used"

The applicant is required to provide a Surface Water Management Strategy

### 5.4. OCC LEAD LOCAL FLOOD AUTHORITY: Response on additional information 28-06-22 – No objection

### 5.5. CDC LAND DRAINAGE: Response 31-07-21 - The results of the soakage tests carried out on the site do not show that an acceptable means of surface water disposal has been found. The conclusion of the Drainage Consultants Report is that the western part of the site is not suitable for soakaways (see references to SA3 and SA4) whilst on the eastern part of the site there is better soakage (SA1 and SA2). However, even in the case of SA1 no re-test was possible indicating that ground porosity is marginal at best. The test results do not give sufficient confidence that the surface water drainage proposals shown on drawing 6355-MJA-SW-XX-DR-C-003 Rev will be satisfactory.

- 5.6. CDC LAND DRAINAGE: Response 12-01-22 - The applicant has not provided any further information to demonstrate that soakage is an acceptable and practically achievable means of surface water drainage particularly on the western part of the site. The applicant to provide calculations of proposed soakaway sizes in accordance with Building Regulations Approved Document H paragraphs 3.23 to 3.30.
- 5.7. CDC LAND DRAINAGE: Response 12-04-22 (re-consultation on additional information) - Satisfied with the surface water drainage strategy, removes objection. The surface water drainage must be implemented in accordance with drawing 6355-MJA-SW-XX-DR-C-900 Rev P2 dated 07/01/2022.

## 6. APPRAISAL

- 6.1. Condition 5 requires the submission and approval of a detailed surface water drainage scheme for the site. Whilst the information that was provided with the application was not sufficient to enable the discharge of the condition, additional information has now been provided that satisfies the requirements of the condition. The LLFA has now raised no objections to the scheme and the Council's land drainage officer has also raised no objections. It is considered that the submitted details as amended are acceptable.
- 6.2. Condition 8 requires the submission and approval of full specification details (including construction, layout, surfacing and drainage) of the parking and manoeuvring areas. OCC Highway Authority has advised that it does not raise any objections. The submitted details are therefore considered acceptable.
- 6.3. Condition 9 requires the submission and approval of full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings. Concerns were expressed by OCC as Local Highway Authority due to confusion over whether the applicant was entering into a Private Road Agreement. The LHA has subsequently confirmed that this is not the case and the objection to this application has been removed. It is considered that the submitted details are acceptable.

## 7. RECOMMENDATION

That Planning Condition(s) 5, 8 and 9 of 19/02948/F be discharged based upon the following:

### Condition 5

- Drawing No. 6355-MJA-SW-XX-DR-C-800 REV P2
- Soil infiltration testing Rev A
- Drawing No. 6355-MJA-SW-XX-DR-C-900, REV P3
- Drawing No. 6374-MJA-SW-XX-DR-C-002, REV C3
- Drawing No. KTG/21:0337/6374, REV A
- Email from Mr Steven Kerry received by the Local Planning Authority on 07.06.2022 at 1607 hours as amended by subsequent email from Mr Steven Kerry received by the Local Planning Authority on 16.06.2022 at 1420 hours.

### Condition 8

Drawing Nos: P 224 SP 01 K, 6355-MJA-SW-XX-DR-C-004 P1, 6355-MJA-SW-DR-C-100 P1, 6374 – MJA-SW-XX-DR-C-200 P4, 6374-MJA-SW-XX-DR-C-201 P1 and 6355-MJA-SW-XX-DR-C-900 P2

### Condition 9

- Drawing Nos: P 224 SP 01 K, 6355-MJA-SW-XX-DR-C-004 P1, 6355-MJA-SW-DR-C-100 P1, 6374 – MJA-SW-XX-DR-C-200 P4, 6374-MJA-SW-XX-DR-C-201 P1 and 6355-MJA-SW-XX-DR-C-900 P2
- Agent's email dated 6/4/2022 clarifying that there will not be a Private Road Agreement.

Case Officer: Shona King

DATE: 04 07 2022

Checked By: Nathanael Stock

DATE: 04.07.2022

---