

Case Officer: Daisy Kay-Taylor

Recommendation: Approve

Applicant: Gade Homes Ltd

Proposal: Discharge of Condition 8 (surface water drainage scheme) of
18/01894/OUT (APP/C3105/W/19/3229631)

Expiry Date: 11 October 2022

Extension of Time: 11 October 2022

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is part (3.7ha) of an agricultural field adjacent to the village of Sibford Ferris. Predominantly two-storey residential properties of varying styles and materials lie to the north and east of the site and Sibford School and associated support buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows interspersed with trees within the hedgerow. The Hook Norton Road runs adjacent to the eastern boundary of the site with Woodway Road, a single-track road, runs along the western boundary. The north-eastern corner of the site is of a similar level to the neighbouring residential properties to the north but falls away to the west, south and north.
- 1.2. Outline planning permission was granted at appeal 23 December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage. Development is yet to commence on site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. This application seeks approval for the details of the surface water drainage scheme required by Condition 8 of that approval.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:
 - **18/01894/OUT** – Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage. Refused but later allowed at appeal 23 December 2019.
 - **14/00962/OUT** – Outline – erection of six Affordable Local Needs Dwellings and two Market Sale Dwellings with associated care parking and access road including the provision of open space and allotments. Application withdrawn (had been granted by planning committee subject to S106 but the latter was never completed).

4. RESPONSE TO PUBLICITY

- 4.1 Due to the nature of this application no publicity has been required or undertaken; however, third-party responses have been received, including from the Sibford Action Group.

4.2 The concerns raised centre around impact on the Sibford Gower sewage treatment works and the capacity of the current sewerage system to cope with the expected increased load resulting from the proposed development.

5. RESPONSE TO CONSULTATION

5.1. Ward Councillor for Cropredy, Sibfords and Wroxton was consulted on 08 June 2022: no comments or objections received

5.2. CDC Land Drainage was consulted on 20 July 2022: no objections; advised that 'The ground porosity testing results show there is adequate filtration for the proposed means of surface water drainage using soakaways and an infiltration basin. Calculations have been produced that support the soakaway and infiltration basin designs'.

5.3. OCC Lead Local Flood Authority (LLFA) was consulted on 20 July 2022: initial objection to the proposal as originally submitted, requiring further information and details in relation to:

- Discharge rates and discharge volumes: provide catchment areas for the private dwellings;
- Sizing of features – attenuation volume: provide catchment areas for the private dwellings;
- Network drainage calculations: provide roof areas for the plots and garages on the catchment plan in order to review the calculations;
- Phasing: clarify the phasing or provide a phasing plan; and
- Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan): provide flood exceedance plan to cover the whole site. Include flood arrows between the plots and main road to demonstrate all surface water will be kept away from structures.
- The LLFA raised no objections to the information submitted in relation to SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales), maintenance and management of SUDS features to include a SUDS management and maintenance plan, infiltration in accordance with BRE 365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site), and detailed drainage layout with pipe numbers.

5.4. The applicant provided further details and the LLFA was re-consulted on 07 September 2022: no objection to revised proposal and recommends the condition be discharged based upon the following:

- Discharge rates: Discharge according to Proposed Site Drainage Plan, E21-077-152 Rev T3;
- Discharge volumes: Discharge according to Proposed Site Drainage Plan, E21-077-152 Rev T3;
- SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales): Discharge according to Proposed Site Drainage Plan, E21-077-152 Rev T3;

- Maintenance and management of SUDS features to include a SUDS management and maintenance plan: Discharge according to SuDs Maintenance Plan;
- Sizing of features – attenuation volume: Discharge according to Surface Water Drained Areas and Pipeline Reference Plan E21-077-152.3 Rev P2;
- Infiltration in accordance with BRE365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site): Discharge according to Phase 1 & 2 Geo-Environmental Report C85855-JNP-XX-XX-RP-G-001 P02 October 2020;
- Detailed drainage layout with pipe numbers: Discharge according to Surface Water Drained Areas and Pipeline Reference Plan E21-077-152.3 Rev P1;
- Network drainage calculations: Discharge according to Microdrainage Calculations. SW Network. MDX dated 03 May 2022; [this is version 1 of the document; this formed part of the package of information on which the LLFA objected; a 2nd version was submitted in the September documents; this will be captured in the list of plans and documents on which the determination will be based]
- Phasing: Discharge according to Site Logistic/Site Set Up Compound Plan E21-077-159 Rev C1; and
- Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan): Discharge according to Surface Water Drainage Exceedance Plan E21-077-152.2 Rev P2.

6. APPRAISAL

- 6.1. Concerns have been raised in relation to impact on the Sibford Gower sewage treatment works and the capacity of the current sewerage system to cope with the expected increased load resulting from the proposed development.
- 6.2. However, this falls outside the scope of the condition; and, importantly, CDC Land Drainage and OCC Lead Local Flood Authority are satisfied with the amended information submitted and Officers see no reason to disagree with this advice.

7. RECOMMENDATION

That Planning Condition 8 of 22/01590/DISC be discharged based upon the following:

Condition 8

- Site Plan C85855-JNP-XX-XX-DR-G-2002
- Site Logistic/Site Set Up Compound Plan E21-077-159 Rev C1
- Surface Water Drained Areas and Pipeline Reference Plan E21-077-152.3 Rev P2
- Proposed Site Drainage Plan E21-077-152 Rev T3
- Surface Water Drainage Maintenance Plan E21-077-152.1 Rev P1
- Surface Water Exceedance Plan E21-077-152.2 Rev P2
- S104 Drainage Construction Details E21-077 165 Rev T1
- Infiltration Basin Plan and Sections E21-077-166 Rev T1
- Domestic Drainage Construction Details E21-077-168 Rev T1

- Domestic Drainage Construction Details E21-077-169 Rev T1
- Microdrainage Calculations. SW Network. MDX dated 03 May 2022, as amended Document titled 'Job No E21-077 (Second) Microdrainage Surface Water Drainage Calculations' prepared by SDP Consulting Engineers and dated September 2022
- Document titled 'Response to LLFA Comments 05.09.22' prepared by SDP Consulting Engineers received via email from Dan Skinner on Tue 06/09/2022 09:11
- Document titled 'Phase 1 & 2 Geo-Environmental Report' and referenced C85855-JNP-XX-XX-RP-G-001 P02 prepared by JNP Group dated October 2020
- Document titled 'SuDs Maintenance Plan' and referenced 'Job No E21-077 First Issue' prepared by SDP Consulting Engineers and dated May 2022
- Document titled 'Microdrainage Surface Water Drainage Calculations' and referenced 'Job No E21-077 (Second)' prepared by SDP Consulting Engineers and dated September 2022

Case Officer: Daisy Kay-Taylor

DATE: 10 October 2022

Checked By: Nathanael Stock

DATE: 11.10.2022
