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Sports and Community Centre Land North of Milton Road, Adderbury

21/00104/F

Variation of Condition 2 (plans) of 19/02796/F (Erection of sports & community pavilion with associated car park and sport facilities (outdoor pitches and MUGA) following planning consent for change of use of agricultural land to sport/recreation and community use (18/00220/F))

7354 - Planning Statement for Discharge of Conditions 21/00104/F
August 2022

Lathams
ARCHITECTURE + URBANISM

Planning Statement

1.0 This planning statement has been written to support the discharge of conditions application in relation to 21/00104/F for the erection of a sports and community pavilion with associated car park and outdoor sport facilities. The conditions to be discharged as part of this application comprise of conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 17, 19, 20, 21 and 27. The conditions and the relevant documents submitted to discharge the associated conditions are listed below:

2.0 Condition 3

- 2.1. *No development shall commence unless and until an application has been made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the local planning authority.*
- 2.2. See email confirmation of Secured by Design application

3.0 Condition 4

- 3.1. *No development shall commence unless and until full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays have been submitted to and approved in writing by the Local Planning Authority. The means of access shall be constructed in full accordance with the approved details prior to the first use of the development and shall be retained as such thereafter.*
- 3.2. See Drainage Layout Access Road 06.08.2021 prepared by RIDA
- 3.3. See drawings and details prepared by Oxfordshire County Council Highways (HSD/500/080, HSD/700/150, HSD/700/161, HSD/700/165, HSD/700/166, HSD/700/175, HSD/1100/015, HSD/1100/139, HSD/1100/141, HSD/1100/185)
- 3.4. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)
- 3.5. See Response from Oxfordshire County Council Highways in regards to application 21/02770/DISC

4.0 Condition 5

- 4.1. *No development shall commence unless and until full details of the access vision splays, including layout and construction have been submitted to and approved in writing by the Local Planning Authority. The vision splays shall be constructed in accordance with the approved details prior to the first use of the development and the land and vegetation within the vision splays shall not be raised or allowed to grow above a maximum height of 1.5m above carriageway level.*

- 4.2. See Drainage Layout Access Road 06.08.2021 prepared by RIDA
- 4.3. See drawings and details prepared by Oxfordshire County Council Highways (HSD/500/080, HSD/700/150, HSD/700/161, HSD/700/165, HSD/700/166, HSD/700/175, HSD/1100/015, HSD/1100/139, HSD/1100/141, HSD/1100/185)
- 4.4. See Response from Oxfordshire County Council Highways in regards to application 21/02770/DISC

5.0 Condition 6

- 5.1. *No development shall commence unless and until full specification details (including construction, layout, surfacing and drainage) of the turning area and 60 parking spaces within the curtilage of the site, arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, have been submitted to and approved in writing by the Local Planning Authority. The turning area and car parking spaces shall be constructed in accordance with the approved details thereafter and prior to the first occupation of the development, and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.*
- 5.2. See Landscape Management Plan prepared by LandArb (Rev A)
- 5.3. See 7354(20)01C - Site Plan As Proposed prepared by Lathams
- 5.4. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

6.0 Condition 7

- 6.1. *No development shall commence above slab level unless and until a method statement for enhancing biodiversity on site, to include integrated provision for bats and swifts and 10 nesting boxes for other birds, has been submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancement measures shall be carried out prior to the first use of the development shall be retained thereafter in accordance with the approved details.*
- 6.2. See Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev 03)
- 6.3. See Landscape Management Plan prepared by LandArb (Rev A)

7.0 Condition 8

- 7.1. *No development shall take place (including demolition, ground works, vegetation clearance) unless and until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include as a minimum:
a) Risk assessment of potentially damaging construction activities;
b) Identification of 'Biodiversity Protection Zones';
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
d) The location and timing of sensitive works to avoid harm to biodiversity features;
e) The times during construction when specialist ecologists need to be present on site to oversee works;
f) Responsible persons and lines of communication;
g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person;
h) Use of protective fences, exclusion barriers and warning signs
The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.*
- 7.2. See Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev 03)
- 7.3. See Landscape Management Plan prepared by LandArb (Rev A)

8.0 Condition 9

- 8.1. *No development shall commence unless and until full design details of the proposal, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:*
- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+40% allowance for climatechange), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;*
 - b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);*
 - c) Flood water exceedance routes, both on and off site;*
 - d) A timetable for implementation; and*
 - e) Site investigation and test results to confirm infiltrations rates.*
- 8.2. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

9.0 Condition 10

- 9.1. *No development shall take place unless and until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods (including fully detailed cross-sectional drawings of all SuDS and drainage related features to be provided and a full list of all SuDS features to be employed on site to be provided) has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be carried out in full accordance with the approved detailed design prior to the first use of the development. Construction shall be in accordance with the principles set out in documents:*
- FEDS-220021 SuDS Drainage Calculations Rev A*
 - 24926 - Adderbury Milton Road Muga - 191025 REV B*
 - FEDS-220021-001-A Existing Site Plan(1)*
 - FEDS-220021-002-A Proposed Site Plan(2)*
 - FEDS-220021-003-A*
 - Topographical Survey and BRE 365 TP Location*
 - Land north of Milton Road, Adderbury, Oxon - trial trench evaluation report V2*
 - 7354(08)02E*
 - 7354(08)11*
 - 7354(08)06B*
 - 7354(08)03F*
- 9.2. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)
- 9.3. See Landscape Management Plan prepared by LandArb (Rev A)

10.0 Condition 12

- 10.1. *No development shall commence, including any demolition, unless and until an Archaeological Written Scheme of Investigation, relating to the application site area, has been submitted to and approved in writing by the Local Planning Authority, prepared by a professional archaeological organisation acceptable to the Local Planning Authority.*
- 10.2. See Written Scheme of Investigation (Rev B Dec 2018) prepared by Cotswold Archaeology for application 18/00220/F, but applicable to this application on the same site also.
- 10.3. See Supplementary Method Statement for an Archaeological Watching Brief (Rev 1 Jul 2022) prepared by Cotswold Archaeology for application 18/00220/F, but applicable to this application on the same site also.

11.0 Condition 13

- 11.1. *Following the approval of the Written Scheme of Investigation referred to in condition 12, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.*
- 11.2. See Archaeological Evaluation (Rev B April 2019) prepared by Cotswold Archaeology for application 18/00220/F, but applicable to this application on the same site also.
- 11.3. See Supplementary Method Statement for an Archaeological Watching Brief (Rev 1 Jul 2022) prepared by Cotswold Archaeology for application 18/00220/F, but applicable to this application on the same site also.

12.0 Condition 14

- 12.1. *No development shall commence unless and until a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with approved CEMP.*
- 12.2. See Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev 03)
- 12.3. See Construction Environment Management Plan (CEMP) prepared by Lathams (26.04.22)

13.0 Condition 17

- 13.1. *No development shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-
(a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
(b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
(c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps, and
(d) details of the boundary treatments including their materials, appearance and height.
The development shall be carried out in accordance with the approved landscaping scheme and the hard landscape elements and boundary treatments shall be carried out prior to the first occupation of the development and shall be retained as such thereafter.*
- 13.2. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)
- 13.3. See Landscape Management Plan prepared by LandArb (Rev A)
- 13.4. See Soft Landscape Proposals Plan prepared by LandArb (LAS 205 01 Rev C)

14.0 Condition 19

- 14.1. *Prior to any works to change site levels, a plan showing full details of the existing and proposed site levels including all proposed finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.*
- 14.2. See Topographical Survey by RGI Surveys for existing site levels

- 14.3. See 7354(20)01C - Site Plan As Proposed prepared by Lathams for proposed site levels. The existing site levels will be retained as much as practicable, with a ramped access down from Milton Road accommodating this.

15.0 Condition 20

- 15.1. *Prior to the first use of any new public footpath, the new footpath shall be formed, constructed, surfaced, laid and marked out, drained and completed in accordance with specification details which shall be submitted to and approved in writing by the Local Planning Authority prior to its formation and/or laying out.*
- 15.2. The new public footpath that runs adjacent to Milton Road connecting the site with the entrance to Henge Close has already been completed by Oxfordshire County Council Highways.
- 15.3. See Drainage Layout Access Road 06.08.2021 prepared by RIDA
- 15.4. See drawings and details prepared by Oxfordshire County Council Highways (HSD/500/080, HSD/700/150, HSD/700/161, HSD/700/165, HSD/700/166, HSD/700/175, HSD/1100/015, HSD/1100/139, HSD/1100/141, HSD/1100/185)
- 15.5. See Site Photographs from December 2021
- 15.6. See Response from Oxfordshire County Council Highways in regards to application 21/02770/DISC

16.0 Condition 21

- 16.1. *Prior to the first public use of the site for pitches, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.*
- 16.2. Cycle stands shall be root fixed, galvanised steel, sheffield cycle stands, CENTAUR ST Cycle Stands supplied by MetroSTOR or similar approved (to be Secured by Design compliant)
- 16.3. Cycle shelters shall be galvanised steel and polycarbonate, CENTAUR CL 10 semi-enclosed cycle shelters by MetroSTOR or similar approved (to be Secured by Design compliant)
- 16.4. See MetroSTOR product information brochure