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## **Sports and Community Centre Land North of Milton Road, Adderbury**

18/00220/F

Change of use of agricultural land to sport/recreation and community use

7354 - Planning Statement for Discharge of Conditions 18/00220/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 18/00220/F for the change of use of agricultural land to sport/recreation and community use. The conditions to be discharged as part of this application comprise of conditions 3, 6, 7, 8, 9, 11, 12, 14, and 15. The conditions and the relevant documents submitted to discharge the associated conditions are listed below:

#### **2.0 Condition 3**

2.1. *Prior to the commencement of the development, details of a surface water drainage scheme for the pitch area of the site, which shall accord with the drainage strategy (FEDS –218041 – Rev A prepared by Forge Engineering Design Solutions Ltd) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:*

- *SUDS (Infiltration trench)*
- *Detailed drainage layout with pipe numbers*
- *Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)*

2.2. This condition was discharged on 18.02.19 as part of application 19/00004/DISC. However, in appointing a drainage engineer to undertake the Phase 2 drainage design work, it was realised that the previous design was not suitable for the site as a whole. We seek to confirm the changes that need to be made to the natural sport fields drainage design to fit within the overall site drainage design and the updated proposals for the sport hall.

2.3. See Technical Note prepared by RIDA

2.4. See Phase 1 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

#### **3.0 Condition 6**

3.1. *Notwithstanding the submitted layout plan (Adderbury Sports Field layout plan revision C), and prior to the laying out of the development, a revised plan with the final proposed layout, which shall include a reconsideration of the position of the MUGA and demonstrate how ecological connectivity to the local green space off Horn Hill Road will be provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

3.2. See Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev 03)

#### **4.0 Condition 7**

4.1. *Prior to the laying out of the development hereby approved, a landscaping scheme shall be 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,

d) a biodiversity calculation to demonstrate a net gain

e) a landscape management plan to include maintenance schedules.

Thereafter, the development shall be carried out in strict accordance with the approved landscaping scheme.

4.2. See Landscape Management Plan prepared by LandArb (Rev A)

4.3. See Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev 03)

## 5.0 Condition 8

5.1. *Prior to any works to change site levels, a plan showing full details of the existing and proposed site 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 site levels plan.*

5.2. See Topographical Survey by RGI Surveys for existing site levels

5.3. 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.

## 6.0 Condition 9

6.1. *Prior to the laying out the site for development other than the pitches, details of a surface water drainage scheme for areas of the site other than the pitch area, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:*

- Discharge Rates
- Discharge Volumes
- SUDS (Porous Paving, Soakaway, Infiltration trench)
- Maintenance and management of SUDS features (To include provision of SuDS Management & Maintenance Plan)
- Infiltration in accordance with BRE365 (To include further infiltration testing; Seasonal monitoring and recording of groundwater levels)
- Detailed drainage layout with pipe numbers
- Network drainage calculations
- Phasing
- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

6.2. See Technical Note prepared by RIDA

6.3. See Phase 1 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

6.4. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

6.5. See Landscape Management Plan prepared by LandArb (Rev A)

## 7.0 Condition 11

7.1. *Prior to the laying out of the development hereby approved, full specification details (including construction, layout, surfacing and drainage) of the turning area and parking spaces within the curtilage of the site (which shall generally accord with that shown on the drawing titled Adderbury Sports Field layout plan revision C),*

*arranged so that motor vehicles may enter, turn round and leave in a forward direction and vehicles may park off the highway, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the first public use of the site for pitches, the turning area and car parking spaces shall be constructed in accordance with the approved details and shall be retained for the parking and manoeuvring of vehicles at all times thereafter.*

- 7.2. See Landscape Management Plan prepared by LandArb (Rev A)
- 7.3. See 7354(20)01C - Site Plan As Proposed prepared by Lathams
- 7.4. See Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)

#### **8.0 Condition 12**

- 8.1. *Prior to the first public use of the site for pitches hereby approved, full details of any proposed enclosure along any boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure shall be installed in accordance with the approved details.*
- 8.2. See Landscape Management Plan prepared by LandArb (Rev A)

#### **9.0 Condition 14**

- 9.1. *Prior to the first public use of the site for pitches, a new public footpath linking the site to the entrance of Henge Close, shall be formed, constructed, surfaced, laid and marked out, drained and completed in accordance with specification details which shall be firstly submitted to and approved in writing by the Local Planning Authority.*
- 9.2. 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
- 9.3. See Drainage Layout Access Road 06.08.2021 prepared by RIDA
- 9.4. 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)
- 9.5. See Site Photographs from December 2021
- 9.6. See Response from Oxfordshire County Council Highways in regards to application 21/02770/DISC

#### **10.0 Condition 15**

- 10.1. *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.*
- 10.2. 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)
- 10.3. 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)
- 10.4. See MetroSTOR product information brochure