

Case Officer: Michael Sackey

Recommendation: Approval

Applicant: Adderbury Parish Council

Proposal: Discharge of Conditions 3 (surface water drainage scheme), 6 (revised plan), 7 (landscaping scheme), 8 (site levels), 9 (surface water drainage scheme), 11 (turning area and parking spaces), 12 (boundary enclosures), 14 (public footpath) and 15 (covered cycle parking facilities) of 18/00220/F

Expiry Date: 27 October 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site sits to the west of Adderbury and to the north of the Milton Road. The land is currently agricultural surrounded by field hedgerows and is accessed by a field gate to the western side of the southern boundary. To the east of the site is a residential site, currently under construction by Nicholas King Homes, to the west is Ball Colegrave, a horticultural business, to the north is open countryside and to the south is open countryside and a new residential development.
- 1.2. The land gently slopes down from south to north with a maximum drop of approximately 5m across the site. Third party representations have identified that the site is used informally by local residents. In terms of recorded site constraints, the land is close to the Adderbury Conservation Area boundary, there is potential for archaeology, there are some records of biodiversity in the local area and naturally occurring contaminants are also recorded. The land is also identified within the Adderbury Neighbourhood Plan.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks approval for the details required by the conditions named in the description relating to a surface water drainage scheme, revised plan, landscaping scheme, site levels, surface water drainage scheme, turning areas & parking spaces, boundary enclosures, public footpath and covered cycle parking facilities.
- 2.2. The application relates to an email and amended plan received on (25.10.2022) at 15:36hrs reference "7354 (20)01 Revision D" and an email from (Mike Smith - Cherwell & West – Roads Agreement Team) received by Diane Bratt on the (05.01.2023) at 20:09hrs", stating "I haven't seen any details of this scheme, but if OCC are carrying out the works, then a Section 278 is not required. I am assuming that all the work is taking place within the existing highway boundaries and there is no new highway being created, as a result of the works.". The additional details submitted was in response to the Highways objection to conditions 11 and 15.
- 2.3. The application relates to an email and documents received on (14.11.2022) at 09:34hrs reference "RIDA – Response to council's queries condition 9 (RIDA

Reports -Application no: 22/02470/DISC – 11.11.2022)". The additional information was in response to Lead Local Flood Authority (LLFA) objections dated 27.10.2022.

- 2.4. The application relates to an email and documents received on (17.03.2023) at 19:02hrs reference "Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev04)", "Landscape Management Plan prepared by LandArb (Rev B)" and "Lathams - 7354(90)01 – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan" in response to the recommendations of the CDC Landscape Officer and the Ecology Officer in relation to a review after year 5, an ongoing management plan and the areas contributing to net gain to be managed for at least 30 years. The email also confirms the removal of condition 27 from the current application.
- 2.5. The application relates to an email and documents received on (05.04.2023) at 16:02hrs reference "Geophysical Survey Report - 13015" and "7354 (20)01 Revision A" in response to the queries of CDC Landscape and LLFA objections. The email also sets out previous works that have been carried out in relation to drainage basin, soil type, site levels and access path.
- 2.6. The application relates to an email and documents received on (06.04.2023) at 14:40hrs reference "Soft Landscape Proposals Plan prepared by LandArb (LAS 205 01 Rev E)", "Lathams - 7354(90)01A – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan", "RIDA – Appendix (Standard Details – 006 Rev P1)" and "RIDA – Re:[0202] Land North Of Milton Road, Adderbury" in response to the queries of CDC Landscape.
- 2.7. The application relates to an email and documents received on (03.05.2023) at 12:17hrs reference "003 Revision P3" and "006 Revision P1" in response to the LLFA objection to condition 3.
- 2.8. The application relates to an email and plans received on (12.06.2023) at 11:08hrs reference "7354 (20)01 Revision E" providing details of proposed site levels as required by Condition 8 of the planning permission.
- 2.9. The assessment and determination of this application is based on the additional documents.

3. RELEVANT PLANNING HISTORY

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

Application: 02/02673/F	Permitted	31 January 2003
Erection of an additional polytunnel		
Application: 10/00508/F	Permitted	16 July 2010
Change of use from agricultural use to recreational use.		
Application: 18/00220/F	Permitted	3 September 2018
Change of use of agricultural land to sport/recreation and community use		
Application: 18/00015/SO	Screening Opinion not requesting EIA	13 April 2018

Screening Opinion to 18/00220/F - Change of use of agricultural land to sport/recreation and community use

Application: 19/00004/DISC Permitted 18 February 2019

Discharge of Conditions 3 (details of surface water drainage scheme) and 4 (archaeological written scheme of investigation) of 18/00220/F

Application: 19/00124/DISC Permitted 12 July 2019

Discharge of Condition 5 (programme of archaeological evaluation and mitigation) of 18/00220/F

Application: 19/02796/F Permitted 10 June 2020

Erection of sports & community pavilion with associated carpark 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)

Application: 21/00104/F Permitted 15 July 2021

Variation of Condition 2 (plans) of 19/02796/F - amend the drawing numbers, to reflect the proposed building (reduced in size).

Application: 21/02770/DISC Permitted 6 October 2021

Discharge of condition 10 (means of access) of 18/00220/F

Application: 22/02470/DISC Permitted 24 May 2023

Discharge of Conditions 3 (Secured by Design accreditation), 4 (means of access), 5 (access vision splays), 6 (turning areas & parking), 7 (biodiversity method statement), 8 (Construction Environmental Management Plan), 9 (surface water drainage scheme), 10 (surface water drainage plan), 12 (Archaeological Written Scheme of Investigation), 14 (Construction Environment Management Plan), 17 (landscaping scheme), 19 (site levels), 20 (footpaths) and 21 (covered cycle parking facilities) of 21/00104/F

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. **CDC Land drainage (20.10.2022)** - The Phase 1 The surface water drainage strategy has been revised and now based on infiltration by means of a porous carrier pipe system beneath the sports pitch surface which has already been installed. The effectiveness of this means has been based on the porosity of the subsoil being 1.85×10^{-4} m/s, this reflecting the worst of the tests carried out at a single location near the north-west corner of the pitch. Subject to requiring the applicant to provide reasonable evidence that this porosity is representative of the whole pitch area, I am content to discharge the Condition. Phase 2, The drainage for Phase 2 is not connected to that of Phase 1. On that basis I am content that the Condition relating to Phase 2 can be discharged.

5.2. LLFA (22.09.2022) –

Recommendation:

Objection

Detailed comments:

Condition 3 states:

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 drawing not provided. Provide invert and cover levels and length of infiltration trench. It should be made clear on the drawing and keyed up. Provide catchment plan in order to understand the calculation.

- Detailed drainage layout with pipe numbers

Not provided

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Maintenance and management plan

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 9 states:

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

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference:0202 - DD- 001

- Discharge Volumes

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- SUDS (Porous Paving, Soakaway, Infiltration trench)

Infiltration trench not provided.

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Infiltration in accordance with BRE365 (To include further infiltration testing; Seasonal monitoring and recording of groundwater levels)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Detailed drainage layout with pipe numbers

Drainage drawing is not detailed, the drawing does not show a key identifying all the SuDS features.

- Network drainage calculations

Provide surface water catchment plan, showing the extent of the different impermeable areas and stating the area.

- Phasing

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan) **Not provided**

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5.3. **Adderbury Parish Council (17.11.2022)** - Adderbury Parish Council has no objections to the above application.

5.4. **CDC Landscape (20.10.2022)** - I don't see documents for conditions 7,11,12,14, and 15 Surface water drainage isn't my area of expertise I will comment on the LMP which is very good. I would just ask that they state that the MUGA needs a weekly inspection and litter should be collected weekly.

5.5. **OCC Highways (20.10.2022)** -

Recommendation:

Conditions 11 and 15 - Objection

Condition 14 - No objection

Conditions 3, 6, 7, 8, 9 and 12 - No comment

Detailed comments:

OCC has already provided a response to the Discharge of Conditions application (22/02470/DISC) relating to another full application in force at the site (19/02796/F). Several of those conditions are similar to these for which discharge is sought in this application, so comments are reproduced below where we are objecting.

Condition 11 (Turning Area and Parking Spaces)

The dimensions of the disabled parking bays are currently insufficient within this development. OCC's policy for disabled space provision states that bays should be 2.9m x 5.5m, this is set out within OCC's Guide for New Residential Developments. Although this development is not residential, OCC still use this as a guide for car parks and other developments, as the larger dimensions provide greater accessibility for people using the spaces.

Manual for Streets 8.3.51 states that parking bays that at a 90-degree angle to the highways edge require a minimum of 6.0m behind the space for manoeuvring purposes. This should guarantee a vehicles ability to leave the site in a forward gear. The disabled spaces to the east of the Sports Hall do not have this required space and will therefore have to be redesigned, conforming to guidance within Manual for Streets.

OCC have adopted minimum standards for the quantity of electric vehicle parking. Policy EVI 8 [of the Electric Vehicle Charging Infrastructure Strategy] states that for non-residential parking areas, 25% of all spaces must be designed with electric charging infrastructure. The current design illustrated within the site plan does not incorporate any electric charging infrastructure and therefore needs to be amended before this condition can be discharged.

Condition 15 (Cycle Parking)

The amount of space designated within the site plan for cycle parking does not correspond to the width of the cycle parking infrastructure shown within the cycle parking brochure. The brochure outlines that the cycle parking infrastructure 4270mm in width at the base. The cycle parking within the site plan only measures 3.0m in width per unit. The site plan will need to be resubmitted showing the correct width to demonstrate that there is sufficient space for cycle parking infrastructure to be implemented.

5.6. LLFA (20.02.2023) –**Recommendation:**

Objection

Detailed comments:

Condition 3 states:

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 drawing not provided. Provide invert and cover levels and length of infiltration trench. It should be made clear on the drawing and keyed up. Infiltration trench not shown on drainage drawing.

- Detailed drainage layout with pipe numbers

Not provided

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Maintenance and management plan

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 9 states:

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

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Discharge Volumes

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- SUDS (Porous Paving, Soakaway, Infiltration trench)

Discharged

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Infiltration in accordance with BRE365 (To include further infiltration testing; Seasonal monitoring and recording of groundwater levels)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Detailed drainage layout with pipe numbers

Drainage drawing is not detailed, the drawing does not show a key identifying all the SuDS features.

- Network drainage calculations

Discharged

- Phasing

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

Discharged according to: Proposed Drainage Strategy, 003 Rev P1

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5.7. OCC Highways (20.10.2022) -

Recommendation:

Conditions 11, 14 and 15 - No objection

Conditions 3, 6, 7, 8, 9 and 12 - No comment

Detailed comments:

The previous reasons for objection to the discharge of conditions 11 and 15 have been adequately addressed in Rev. D of the Site Plan as Proposed drawing.

5.8. LLFA (24.04.2023) –

Recommendation:

Objection to discharge condition 3.

Detailed comments:

Condition 3 states:

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 drawing not provided. Provide invert and cover levels and length of infiltration trench. It should be made clear on the drawing and keyed up. Infiltration trench not shown on drainage drawing.

- Detailed drainage layout with pipe numbers

Discharged

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Maintenance and management plan

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 9 states:

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

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Discharge Volumes

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- SUDS (Porous Paving, Soakaway, Infiltration trench)

Discharged

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Infiltration in accordance with BRE365 (To include further infiltration testing; Seasonal monitoring and recording of groundwater levels)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Detailed drainage layout with pipe numbers

Discharged according to: Proposed Drainage Strategy Phase 1 and 2, DRG 003, Rev P1

- Network drainage calculations

Discharged

- Phasing

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

Discharged according to: Proposed Drainage Strategy, 003 Rev P1

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5.9. LLFA (01.06.2023) –

Recommendation:

No objection to discharge conditions.

Detailed comments:

Condition 3 states:

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)

Discharged according to: Proposed Drainage Strategy Phase 1 And 2, Drawing No: 003, Rev P3

- Detailed drainage layout with pipe numbers

Discharged

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Maintenance and management plan

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy

ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 9 states:

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

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Discharge Volumes

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- SUDS (Porous Paving, Soakaway, Infiltration trench)

Discharged

- Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Infiltration in accordance with BRE365 (To include further infiltration testing; Seasonal monitoring and recording of groundwater levels)

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference: 0202 - DD- 001

- Detailed drainage layout with pipe numbers

Discharged according to: Proposed Drainage Strategy Phase 1 and 2, DRG 003, Rev P1

- Network drainage calculations

Discharged

- Phasing

Discharged according to: Land North Of Milton Road, Adderbury-Phase 2, Reference:

0202 - DD- 001

- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

Discharged according to: Proposed Drainage Strategy, 003 Rev P1

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 5.10. **CDC Landscape (01.06.2023)** - I am now happy with the detail for conditions 7, 11, 12, 14 and 15.
- 5.11. **CDC Ecology (17.10.2022)** - I am generally happy for the two ecological conditions to be discharged (CEMP for biodiversity and Biodiversity enhancement scheme) on the basis of the submitted CEMP and Landscape Management Plan. My only comment is that the management plan does not state what will happen after year 5. There should be a review after year 5 and then the management plan ongoing subject to any necessary changes as a result of the review. The areas contributing to net gain in particular should be planned to be managed for at least 30 years. I couldn't find anything on this.

6. APPRAISAL

- 6.1. Condition 3 states: *“No 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)”*.

Documents reference “Proposed Drainage Strategy Phase 1 and 2”, “003 Revision P3” and “Landscape Management Plan prepared by LandArb (Rev B)” have been submitted in response to the condition for a surface water drainage scheme for the pitch area of the site. Having regards to the comments of the LLFA officer received on 01.06.2023, the submitted details are considered acceptable.

- 6.2. Condition 6 states: *“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.*

Documents reference “7354 (20)01 Revision D”, “Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev04)” and “Landscape Management Plan prepared by LandArb (Rev B)” have been submitted for the revised plan with the final proposed layout, which includes 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. The amended details are considered acceptable.

- 6.3. Condition 7 states: *“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.”.

Documents reference “7354 (20)01 Revision D”, “Landscape Management Plan prepared by LandArb (Rev B)”, “Lathams - 7354(90)01A – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan” and “Soft Landscape Proposals Plan prepared by LandArb (LAS 205 01 Rev E)” have been submitted. Having regards to the comments of the Landscape Officer received on 20.04.2023, the submitted details are considered acceptable.

- 6.4. Condition 8 states: *“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.”*

Documents reference “Topographical Survey by RGI Surveys for existing site levels” “Geophysical Survey Report - 13015” and “7354 (20)01 Revision E” have been submitted. The submitted details are considered acceptable.

- 6.5. Condition 9 states: *“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 a SuDS Management and 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)*

Documents reference “Proposed Drainage Strategy Phase 1 and 2” and “003 Revision P3” have been submitted in response to the condition for 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. Having regards to the comments of the LLFA officer received on 01.06.2023, the submitted details are considered acceptable.

- 6.6. Condition 11 states: *“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.”

The 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 are shown in drawing reference “7354 (20)01 Revision D”, “Landscape Management Plan prepared by LandArb (Rev B)”, “HSD/500/080”, “HSD/700/14”, “HSD/700/150”, “HSD/700/161”, “HSD/700/165”, “HSD/700/166”, “HSD/700/175”, “HSD/1100/015”, “HSD/1100/139”, “HSD/1100/185”, “Drainage Layout Access Road 06.08.2021 prepared by RIDA”, “Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)” and email from (Mike Smith (Cherwell & West – Roads Agreement Team)) received by Diane Bratt on the (05.01.2023) at 20:09hrs.”. Having regards to the comments received from the Local Highway Authority on 23.02.2023 and the Landscape Officer received on 20.04.2023, the submitted details are considered acceptable.

- 6.7. Condition 12 states: *“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.”*

The full details of the proposed enclosure along any boundary of the site are shown in drawing reference “Landscape Management Plan prepared by LandArb (Rev B)” “7354 (20)01 Revision D” and “Lathams - 7354(90)01A – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan”. Having regards to the comments of the Landscape Officer received on 20.04.2023, the submitted details are considered acceptable.

- 6.8. Condition 14 states: *“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.”*

Documents reference “7354 (20)01 Revision D”, “Drainage Layout Access Road 06.08.2021 prepared by RIDA”, “HSD/500/080”, “HSD/700/14”, “HSD/700/150”, “HSD/700/161”, “HSD/700/165”, “HSD/700/166”, “HSD/700/175”, “HSD/1100/015”, “HSD/1100/139”, “HSD/1100/185”, “Site Photographs from December 2021”, “Planning Statement (7354 - Planning Statement for Discharge of Conditions 21/00104/F, August 2022)” and email from (Mike Smith (Cherwell & West – Roads Agreement Team))” have been submitted. Having regards to the comments of the Landscape Officer received on 20.04.2023, the submitted details are considered acceptable.

- 6.9. Condition 15 states: *“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.”*

Documents reference “streetspace (CENTAUR CL 10/Cycle Shelters” and “Planning Statement (7354 - Planning Statement for Discharge of Conditions 21/00104/F, August 2022)”. Having regards to the comments of the Highways Officer, the submitted details are considered acceptable.

7. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 3, 6, 7, 8, 9, 11, 12,14, and 15 of 18/00220/F are acceptable, and as such it is recommended that the said Condition is discharged.

8. RECOMMENDATION

That Planning Condition 3, 6, 7, 8, 9, 11, 12,14, and 15 of 18/00220/F be discharged based upon the following:

Condition 3

Drawings and documents titled “Proposed Drainage Strategy Phase 1 and 2”, “003 Revision P3” and “Landscape Management Plan prepared by LandArb (Rev B)”.

Condition 6

Drawings and documents titled “7354 (20)01 Revision D”, “Construction Environmental Management Plan (CEMP) prepared by Turnstone Ecology (Rev04)” and “Landscape Management Plan prepared by LandArb (Rev B)”.

Condition 7

Drawings and documents titled “7354 (20)01 Revision D”, “Landscape Management Plan prepared by LandArb (Rev B)”, “Lathams - 7354(90)01A – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan” and “Soft Landscape Proposals Plan prepared by LandArb (LAS 205 01 Rev E)”.

Condition 8

Drawings and documents titled “Geophysical Survey Report - 13015” and drawings titled “Topographical Survey by RGI Surveys for existing site levels” and “7354 (20)01 Revision E”.

Condition 9

Documents titled “Proposed Drainage Strategy Phase 1 and 2” and “003 Revision P3”.

Condition 11

Drawings and documents titled “7354 (20)01 Revision D”, “Landscape Management Plan prepared by LandArb (Rev B)”, “HSD/500/080”, “HSD/700/14”, “HSD/700/150”, “HSD/700/161”, “HSD/700/165”, “HSD/700/166”, “HSD/700/175”, “HSD/1100/015”, “HSD/1100/139”, “HSD/1100/185”, “Drainage Layout Access Road 06.08.2021 prepared by RIDA”, “Phase 2 Surface Water Drainage Design prepared by RIDA (Rev 01 Nov 21)” and email from (Mike Smith (Cherwell & West – Roads Agreement Team)) to Diane Bratt on 05.01.2023 at 20:09hrs.

Condition 12

Drawings and documents titled “Landscape Management Plan prepared by LandArb (Rev B)”, “7354 (20)01 Revision D” and “Lathams - 7354(90)01A – Boundary Treatments to be read in conjunction with LandArb soft landscape proposals plan”.

Condition 14

Drawings and documents titled “7354 (20)01 Revision D”, “Drainage Layout Access Road 06.08.2021 prepared by RIDA”, “HSD/500/080”, “HSD/700/14”, “HSD/700/150”, “HSD/700/161”, “HSD/700/165”, “HSD/700/166”, “HSD/700/175”, “HSD/1100/015”, “HSD/1100/139”, “HSD/1100/185”, “Site Photographs from December 2021”, “Planning Statement (7354 - Planning Statement for Discharge of Conditions 21/00104/F, August 2022)” and email from (Mike Smith (Cherwell & West – Roads Agreement Team))” and email from (Mike Smith (Cherwell & West – Roads Agreement Team)) to Diane Bratt on 05.01.2023 at 20:09hrs.

Condition 15

Documents titled “streetspace (CENTAUR CL 10/Cycle Shelters” and “Planning Statement (7354 - Planning Statement for Discharge of Conditions 21/00104/F, August 2022)”.

Case Officer: Michael Sackey

DATE: 5 June 2023

Checked By: Nathanael Stock

DATE: 15.06.2023
