

**Case Officer:** Daisy Kay-Taylor

**Recommendation:** Approve

**Applicant:** Gade Homes Ltd

**Proposal:** Discharge of Condition 23 (Water Efficiency) of 21/02893/REM

**Expiry Date:** 7 December 2022

**Extension of Time:**

## **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.

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

- 2.1. This application seeks the discharge of condition 23 (water efficiency) of reserved matters pursuant to condition 1 of that permission, and details were submitted in the form of:
  - Document titled 'J2775 Sibord Ferris Water Calculations' produced by BRE Global and dated 06 September 2022; and
  - Document referenced 'Housetypes table/Accommodation schedule', undated

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:
  - **21/02893/REM** Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings. Permitted 21 June 2022
  - **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 Application withdrawn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

#### **5. RESPONSE TO CONSULTATION**

5.1. Ward Councillor for Cropredy, Sibfords and Wroxton: no comments or objections received

5.2. OCC Single Response Major Planning: no comments to make

5.3. Severn Trent Water: no objections

#### **6. APPRAISAL**

6.1. There has been a protracted consultation period with Severn Trent, which was formally consulted on 16 October 2022 and again on 07 December 2022, 10 January, 10 February and 31 March 2023. A period of email correspondence then followed.

6.2. In a formal response to the consultation, received on 18 May 2023, Severn Trent stated that it has no objection to the discharge of the condition.

6.3. Officers see no reason to disagree with Severn Trent's advice.

#### **7. RECOMMENDATION**

That Planning Condition 23 of 21/02893/REM be discharged based upon the following:

Condition 23

Document entitled 'J2775 Sibford Ferris Water Calculations' produced by BRE Global and dated 06 September 2022; and the document referenced 'Housetypes table/Accommodation schedule' [undated]

Case Officer: Daisy Kay-Taylor

DATE: 19 May 2023

Checked By: Nathanael Stock

DATE: 19.05.2023

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