

**Case Officer:** Michael Sackey

**Recommendation:** Approval

**Applicant:** Mr Adrian Shooter

**Proposal:** Discharge of Conditions 5 (specification details), 6 (surface water drainage scheme), 7 (Sustainable Construction Statement), 8 (covered cycle storage), 9 (biodiversity method statement), 10 (Construction Traffic Management Plan) and 12 (water efficiency limit) of 21/02147/OUT

**Expiry Date:** 4 January 2023

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to land and outbuildings associated with The Beeches, a single dwelling sitting at the edge of Steeple Aston. The Beeches is a large two-and-a-half storey property with brick and painted rendered elevations under a clay tiled roof, sitting within a substantial garden. To the north-east of the main dwelling towards the northern boundary is a single-/two-storey rendered outbuilding providing garage/workshop accommodation with home-office space at first floor level, and a further separate single storey timber-clad garage building. There are several further, low-rise outbuildings within the site associated with a narrow-gauge railway that has been built within the site.
- 1.2. The Beeches sits to the south-west of residential properties fronting onto Heyford Road. A further dwelling (Orchard House) sits immediately to the east of the Beeches. The site is served by an existing access and private driveway which rises up from Heyford Road. Land levels drop across the site from the north-west to the south-east, down to the adjacent highway. The site contains several significant trees and predominantly bounded by mature hedgerows again including mature trees, with paddock and open countryside beyond.
- 1.3. In terms of site constraints, whilst the site is not within the designated Steeple Aston Conservation Area, the boundary of the Rousham Conservation Area lies on the opposite side of Heyford Road. The site is within an area of high archaeological interest and is within a Minerals Consultation Area. A Public Right of Way (ref. Footpath 364/8/10) crosses land west of the site. There are records of protected and notable species (including: Swifts and Eurasian Badgers) as being present within the vicinity of the site. The site sits within an area where the geology is known to contain natural occurring elevated levels of Arsenic, Nickel and Chromium; as seen across much of the district, and further, an area of higher probability (10-30%) of natural occurring Radon Gas being above Action Levels.

## **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 the full specification details of the existing access road, proposed parking and manoeuvring areas, surface water drainage scheme, sustainable Construction Statement, covered cycle storage, Biodiversity Method Statement, Construction Traffic Management Plan and water efficiency limit.

- 2.2. The application relates to an email and additional information received on (17.02.2023) at 15:54hrs from the applicant in response to officer queries and the Highways objections. The additional information relates to the Sustainable Construction Statement, Biodiversity and Construction Traffic Management Plan (CTMP).
- 2.3. The application relates to an email and amended documents received on (04.03.2023) at 21:56hrs from the applicant submitting an amended Biodiversity scheme reference “Method statement and scheme for enhancing biodiversity - Amended on 4 March 2023, following feedback from council – changes highlighted (Application No.: 22/01613/REM)” and Construction Traffic Management Plan (CTMP) reference “Application 21/02147/OUT -Construction traffic management plan).
- 2.4. The application relates to an email and amended document received on (22.03.2023) at 22:55hrs from the applicant submitting an amended Construction Traffic Management Plan (CTMP) reference “Application 22/03385/DISC - Construction traffic management plan (AMENDED FOLLOWING COMMENTS RECEIVED FROM TRANSPORT PLANNING, 22 MARCH 2023)” in response to the Highways objections.
- 2.5. The application relates to an email and amended document received on (22.03.2023) at 22:55hrs from the applicant submitting an amended Construction Traffic Management Plan (CTMP) reference “Application 22/03385/DISC - Construction traffic management plan (AMENDED FOLLOWING COMMENTS RECEIVED FROM TRANSPORT PLANNING, 22 MARCH 2023 and 13 APRIL 2023)”. The assessment and determination of this application is based on the additional documents and plans.

### 3. RELEVANT PLANNING HISTORY

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

**Application: 19/01206/OUT** Not proceeded with

Erection of up to 8 dwellings with all matters reserved except the means of access on to Heyford Road.

**Application: 21/02147/OUT** Permitted 17 January 2022

Outline:- 1 new dwelling

**Application: 22/01613/REM** Permitted 26 July 2022

Reserved matters application to 21/02147/OUT – Details of appearance, landscaping and layout

**Application: 22/03254/DISC** Permitted 5 January 2023

Discharge of Conditions 2 (schedule of materials) and 3 (Landscaping Scheme) of 22/01613/REM

### 4. RESPONSE TO PUBLICITY

Deddington (Ward Councillors) - Consulted on (10.11.2022); no comments received

Thames Water - Having reviewed the details, we have no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted.

Environmental Protection – No objections

CDC Land Drainage - No comments in principle. The size(s) of the soakaway(s) will need to be determined at preconstruction stage through soakage tests undertaken at the location(s) where they are proposed as part of Building Control.

Further comment from Land Drainage (in answer to planning officer question as to whether submitted info was sufficient) - The only reason I could reasonably object would be if I believed the use of soakaways was not a practical option in principle. I have no reason to believe that a soakaway solution would not be practical.

Ecology (21.02.2023) - The Method statement submitted is quite vague in parts and I think it will be difficult for anyone in the future to understand what is required on site to increase biodiversity value and meet the commitments of the condition. The condition calls for enhancement features integrated into the built environment but none are mentioned within the statement. These need to be put in before occupation as the dwelling is built. Integrated swift bricks and bat tubes should be included therefore.

Terms such as 'sensitive management' may not mean much to future residents of the site over 15 years and as such may be difficult to implement without a clearer management scheme (only needs to be brief). I have put in some questions below which I think could help make the schemes intentions clearer. Ideally I would be looking for a plan to be submitted here showing the location of integrated enhancements and those on trees and the location and extent of hardstanding that is being committed to being removed within the stated two year period.

Whilst the ideas are generally fine (bar missing out integrated features) I think the plan could be improved before discharge of this condition.

Ecology (23.03.2023) - Biodiversity Method Statement. The amended biodiversity method statement, whilst still unusual in its layout, is much improved. There are now specific locations and numbers for bat/bird provisions and on that basis, I am happy for the condition to be discharged.

Local Highway Authority (25.11.2022) –

Condition 8:

There have been no diagrams detailing specific cycle parking arrangements, however plans show that the existing garage is being retained. Garages are considered an acceptable form of cycle parking.

Condition 10:

There has been no CTMP uploaded as part of this application, this condition can therefore not be discharged.

Local Highway Authority (21.02.2023) – (Condition 5) This information will be sufficient in order to discharge this condition.

Local Highway Authority (20.03.2023) – I have reviewed the CTMP for the above application and have the following comments:

- Deliveries and large vehicle movements should avoid the times of 07:30-09:00 15:00-15:30 and 16:30-18:00 to avoid network peak and school pick up / drop off times.
- Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.

Local Highway Authority (12.04.2023) – The majority of points have been addressed; however, OCC do not make exceptions for delivery times based on the sites proximity to the school. Therefore, the times listed below must be implemented within the CTMP.

Local Highway Authority (14.04.2023) - I am happy to withdraw my objection based on the updated times.

## 5. APPRAISAL

Condition 5 states “Notwithstanding the submitted details, no development shall commence unless and until full specification details of the existing access road, proposed parking and manoeuvring areas, including construction, surfacing, layout, and drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the access road the development shall be constructed in accordance with the approved details.”

Documents titled “Condition 5 - 1 of 2” and “Condition 5 - 2 of 2” have been submitted in support. Having regards to the comments of the Highways Officer, the details and plans provided are considered acceptable.

Condition 6 states “No development (excluding demolition) shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed and thereafter maintained”.

The document titled “Geology: Bedrock Geology (Surface Drainage)” has been submitted in support. Although the information appears insufficient, having regards to the comments of the drainage officer including follow up queries the details and document provided is considered acceptable.

Condition 7 states “A Sustainable Construction Statement detailing the use of sustainable construction methods and the use of reclaimed and locally sourced materials (where possible), the implementation of energy efficiency and other similar

measures including but not limited to rainwater harvesting, solar panels etc. shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The development shall not be implemented other than in accordance with the approved details.”

The document titled “OAKWRIGHTS (Sustainable Construction Statement)” has been submitted in support, along with an email received from the applicant (Vinny Stokes) on the (17.02.2023) advising that an Air Source Heat Pump (ASHP) with under floor heating (UFH) on both floors, a Mechanical Ventilation with Heat Recovery (MVHR) and triple glazed units would be installed. Having regards to the comments of the Environmental Protection Officer and the details provided including the additional details, the submitted details are considered acceptable.

Condition 8 states “Details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The development shall not be carried out other than in accordance with the approved details and shall be maintained as such thereafter.

Drawings titled “Condition 5 - 1 of 2” and “Condition 5 - 2 of 2” have been submitted in support. Having regards to the comments of the Highways Officer, the details and plan provided in relation to the existing garage is considered acceptable.

Condition 9 states “Prior to the commencement of the development hereby approved including any demolition, and any works of site clearance, and as part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. The biodiversity enhancement measures shall be carried out in accordance with that timescale or prior to the first occupation of the development in any case where a timescale is not specifically set out and shall be retained as such thereafter.”

This application is supported by a method statement and scheme for enhancing biodiversity on site document reference “Method statement and scheme for enhancing biodiversity - Amended on 4 March 2023, following feedback from council – changes highlighted (Application No.: 22/01613/REM)”, which has been amended during the course of the application, to address issues relating to integrated swift bricks and bat tubes, management scheme, a plan showing the location of integrated enhancements and those on trees, and the location and extent of the hardstanding that is being committed to being removed within the stated two year period.

Having regards to the comments of the Ecology Officer, the amended Method statement and scheme for enhancing biodiversity at the site is considered acceptable.

Condition 10 states “No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented and operated in accordance with the approved details and the development shall not be carried out other than in accordance with the approved CTMP.”

This application is supported by a Construction Traffic Management Plan document reference "Application 22/03385/DISC - Construction traffic management plan (AMENDED FOLLOWING COMMENTS RECEIVED FROM TRANSPORT PLANNING, 22 MARCH 2023 and 13 APRIL 2023)" which has been amended during the course of the application, to address issues such as details of deliveries and large vehicle movements, details of wheel cleaning/wash facilities, routing of construction traffic and delivery vehicles, contact details of the Project Manager and Site Supervisor, local residents to be kept informed of significant deliveries and liaised with through the project and Contact details for person to whom issues should be raised with and a record kept of these and subsequent resolution.

Having regards to the comments of the Highways Officer, the amended CTMP is considered acceptable.

Condition 12 states "Prior to the first occupation of the development hereby approved, written confirmation that the development achieves a water efficiency limit of 110 litres/person/day under Part G of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority.

The document titled "The Water Efficiency Calculator for New Dwellings" has been provided. Having regards to the comments of the Thames Water (Developer Services – Development Planner), the submitted details are considered acceptable.

## 6. Conclusion

The Local Planning Authority considers that the details submitted pursuant to Conditions 5, 6, 7, 8, 9, 10 and 12 of 21/02147/OUT are acceptable, and as such it is recommended that the said Conditions are discharged.

## 7. RECOMMENDATION

That Planning Conditions of 21/02147/OUT be discharged based upon the following

### Condition 5

Documents titled "Condition 5 - 1 of 2" and "Condition 5 - 2 of 2".

### Condition 6

Document titled "Geology: Bedrock Geology (Surface Drainage)"

### Condition 7

Document titled "OAKWRIGHTS (Sustainable Construction Statement)" and email received from the applicant (Vinny Stokes) on the (17.02.2023) advising that an Air Source Heat Pump (ASHP) with under floor heating (UFH) on both floors, a Mechanical Ventilation with Heat Recovery (MVHR) and triple glazed units would be installed.

### Condition 8

Documents titled "Condition 5 - 1 of 2" and "Condition 5 - 2 of 2"

### Condition 9

Document titled "Method statement and scheme for enhancing biodiversity - Amended on 4 March 2023, following feedback from council – changes highlighted

(Application No.: 22/01613/REM)”

Condition 10

Document titled “Application 22/03385/DISC - Construction traffic management plan (AMENDED FOLLOWING COMMENTS RECEIVED FROM TRANSPORT PLANNING, 22 MARCH 2023 and 13 APRIL 2023)”

Condition 12

Document titled “The Water Efficiency Calculator for New Dwellings”

Case Officer: Michael Sackey

DATE: 15 February 2023

Checked By: Nathanael Stock

DATE: 17.04.2023

---