

Case Officer: Imogen Hopkin

Recommendation: Approve

Applicant: CALA Chiltern

Proposal: Discharge of Conditions 24 (foul water drainage works) of 19/00616/OUT

Expiry Date: 22 February 2023

Extension of Time: 22 February 2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site refers to a small grouping of fields forming part of the open countryside on the eastern edge of Fritwell, south of Fewcott Road. The site is relatively flat with the boundaries delineated by varying densities of trees and hedgerows. The site contains some informally arranged outbuildings in its north-east corner. A public footpath runs immediately to the south of the site which is separated from the site by a hedgerow and links through to Southfield Lane and on to East Street.
- 1.2. The site benefits from approved outline and reserved matters applications, 19/00616/OUT and 21/02180/REM, which granted approval for the construction of 28 dwellings, access from Fewcott Road. The development comprises 26 two storey dwellings and 2 bungalows.
- 1.3. There are several applications seeking to discharge the conditions related to the above applications, as there are intentions to commence work soon.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks to discharge condition 24 (Foul water drainage works) of 19/00616/OUT. The condition was added to the officer recommendation by way of the written updates to Planning Committee as a result of concerns expressed by Anglian Water:
- 2.2. *“In relation to the used water network Anglian Water has revised its earlier comments and now state that the proposal would lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted and will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. A full Page 1 Agenda Item 20 2 assessment cannot be made until further details are available. Anglian Water therefore requests a condition requiring an on-site waste water drainage strategy to address this issue.”*

3. RELEVANT PLANNING HISTORY

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

Application: 19/00616/OUT	Permitted	18 June 2021
The erection of up to 28 dwellings and associated site access onto Fewcott Road. Outline application. All matters reserved except for means of access.		

Application: 21/02180/REM	Permitted	31 August 2022
Reserved matters application for 19/00616/OUT - seeks approval of all reserved matters (excluding access as determined at the outline stage), namely, the layout, appearance, landscaping and scale for the development.		

3.2. There are other discharge of condition applications that are not listed within the history albeit are in progress.

4. RESPONSE TO PUBLICITY

4.1 No publicity is required or has occurred.

5. RESPONSE TO CONSULTATION

5.1. CDC Land Drainage: No comments.

5.2. OCC Lead Local Flood Authority: No comments

5.3. Anglican Water: The drainage strategy proposed in supporting document, Private Engineering Layout P18-654 300 C1, is acceptable. Therefore the discharge of foul condition 24 for outline planning application 19/00616/OUT may be recommended at this point.

6. APPRAISAL

6.1. The applicant has submitted a Private Engineering Layout, drawing number P18-654 300 C1. Anglican Water have reviewed the details and advised those details are acceptable. Officers therefore consider this application can be approved.

7. RECOMMENDATION

That planning condition 24 of 19/00616/OUT be discharged based upon the following:

Condition 24

Private Engineering Layout P18-654 300 C1

Case Officer: Imogen Hopkin

DATE: 14 February 2023

Checked By: Nathanael Stock

DATE: 22.02.2023
