

**Case Officer:** Linda Griffiths

**Recommendation:** Approve

**Applicant:** GreenSquare Homes

**Proposal:** Discharge of Conditions 9 (Arboricultural Method Statement), 11 (contamination risks), 12 (remediation scheme), 13 (means of access), 16 (Travel Plan Statement/Travel Information Pack) and 18 (wastewater/infrastructure) of 18/00792/OUT (APP/C3105/W/19/3222428)

**Expiry Date:** 22 February 2024

**Extension of Time:** 22 February 2024

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

- 1.1. The application site comprises a field on the corner of White Post Road and Oxford Road, Bodicote, just to the northeast of Bishop Loveday Primary School. The site is predominantly enclosed by hedgerows and the field contains several trees that are protected by a Tree Preservation Order (TPO 1/93) refers. The site has consent for the erection of 46 dwellings. Development has not yet begun on site.

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

- 2.1. The application seeks to discharge conditions relating to the outline consent: Condition 9 (AMS); Condition 11 (contamination risks); Condition 12 (remediation scheme); Condition 13 (means of access); Condition 16 (Travel Statement/Travel Information Pack); and Condition 18 (wastewater/infrastructure). The application is accompanied by an Arboriculture Impact Assessment and Method Statement; Geo-Environmental Assessment Report and Asbestos survey report; OCC Technical Approval Certificate; Travel Plan Statement and Travel Information Pack and logistics layout, Section 104 drainage adoption acceptance plan and an Engineering Layout.

## **3. RELEVANT PLANNING HISTORY**

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

18/00792/OUT – outline consent granted on appeal for up to 46 dwellings;

21/02083/REM – reserved matters consent for 46 dwellings.

## **4. RESPONSE TO CONSULTATION**

- 4.1. CDC Arboriculture: No objection to discharge of condition 9.
- 4.2. CDC Environmental Health: No objection to discharge of conditions 11 and 12.
- 4.3. OCC Transport: Initial objection to discharge of condition 16 as the submitted Travel Plan statement and Information Pack lacked detail and information.

Update 13<sup>th</sup> November 2023: No objection to revised submissions, conditions 13 and 16 may be discharged.

- 4.4. OCC Drainage: No comment as the application does not relate to surface water.
- 4.5. Bodicote Parish Council: Support. The Arboricultural Report on the trees and the adjustments to the layout have been well considered and only one tree of real significance has to be removed and there are some problems with its structure, and it has a limited life expectancy.
- 4.6. Thames Water: Initial objection to submission concerning discharge of condition 18.

Update 16<sup>th</sup> Feb 2024: No objection to revised submission.

## **5. APPRAISAL**

- 5.1. Condition 9 – requires that other than demolition, no development shall commence until an Arboricultural Method Statement (AMS) is submitted and approved in writing. The accompanying documents have been assessed by CDC Arboriculture Officer who raises no objection and advises that the condition can be discharged accordingly.
- 5.2. Condition 11 – requires that prior to commencement of development that an assessment of any risks posed by contamination have been submitted and approved. The accompanying Geo-Environmental documents have been assessed by Environmental Health who advise that the condition can be discharged.
- 5.3. Condition 12 – requires that following the above, any contamination found is dealt with through a remediation scheme. The accompanying reports have been assessed by Environmental Health who advise that the submission is acceptable, and the condition can be discharged accordingly.
- 5.4. Condition 13 – requires that prior to commencement of development that full details of the access be submitted and approved. The submission has been assessed by OCC Transport who advise that the submission is acceptable and therefore that the condition can be discharged.
- 5.5. Condition 16 – requires that no dwelling shall be occupied until a Travel Plan Statement and Travel Information Pack have been submitted and approved. The revised submissions have been assessed by OCC Transport who have confirmed that the condition can be discharged.
- 5.6. Condition 18 – requires that the development is not occupied until the wastewater network and phasing plan have been completed and approved. This was a condition imposed by Thames Water. Thames Water initially objected to the submission but following the submission of further information, have now advised that the condition can be discharged.
- 5.7. It should also be noted that Bodicote Parish Council support the application.

## **6. RECOMMENDATION**

That Planning Conditions 9, 11, 12, 13, 16 and 18 of 18/00792/OUT be discharged based upon the following:

Condition 9:

Arboricultural Impact Assessment and Method Statement Revision 4 dated May 2022 and produced by Focus Environmental Consultants.

Condition 11:

Geo-Environmental Assessment Report dated December 2020 produced by Brownfield Solutions Ltd and Asbestos Survey Report dated 30<sup>th</sup> November 2021 produced by David Horton Contractors Limited.

Condition 12:

As Condition 11 above.

Condition 13:

OCC Technical Approval Certificate dated 15<sup>th</sup> November 2022 and the plans identified therein.

Condition 16:

Travel Plan Statement dated May 2021 produced by Cotswold Transport Planning and Travel Information Packs 1-3.

Condition 18:

Logistics Layout Plan C/SL/115 Rev C; Section 104 approval as shown on drawing 2192-S104 Section 104 Agreement Rev B and Engineering Layout 100 Rev D.

Case Officer: Linda Griffiths

DATE: 19 February 2024

Checked By: Andy Bateson

DATE: 19<sup>th</sup> February 2024

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