

Case Officer: Andrew Lewis

Recommendation: Approve

Applicant: Dorchester Heyford Park Group Ltd

Proposal: Discharge condition 23 of 10/01642/OUT (Surface water drainage scheme-for Phase 4 and 5b)

Expiry Date: 28 January 2016

Extension of Time: 12 November 2021

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application relates to a large residential development situated at Heyford Park, Upper Heyford. The area of amendments is situated adjacent to Camp Road and North of Dacey Drive. The approved development comprises up to 1,075 dwellings.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 23: No operational development approved by this planning permission shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details.

The scheme shall also include:

Where appropriate the use of infiltration for the disposal of surface water, this shall follow site specific investigation into the feasibility of using infiltration for the disposal of surface water in accordance with Section 4.6 of the Flood Risk Assessment (Waterman, October 2010) reference C11234 ES 001. This should include an assessment of infiltration in potentially contaminated areas.

The inclusion of sustainable drainage techniques in accordance with the principles set out in Table 1 of the Flood Risk Assessment (Waterman, October 2010) reference C11234 ES 001.

Controlled discharge rates to ensure there shall be no increase down stream or down gradient of the site, during or following construction as a result of the combined surface water and Sewage Treatment Work discharges.

Details to prevent discharge of surface water to the highway.

3. RELEVANT PLANNING HISTORY

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

10/01642/OUT – Outline - Proposed new settlement of 1075 dwellings including the retention and change of use of 267 existing military dwellings to residential use Class C3 and the change of use of other specified buildings, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure. *Application Permitted.*

4. RESPONSE TO CONSULTATION

- 4.1 Environment Agency – No comments.

4.2 Lead Local Flood Authority (OCC) – No comments.

5. APPRAISAL

5.1 Condition 23 (Surface Water Drainage): There were no objections from the Lead Local Flood Authority or the Environment Agency. Having reviewed the submission, the proposed details are considered acceptable.

5.2 Development proceeded notwithstanding the previous failure to confirm discharge of conditions. Accordingly, this permission will be retrospective but will regularise the implemented development.

6. RECOMMENDATION

That Planning Condition(s) 23 of 10/01642/OUT be discharged based upon the following:

Condition 23:

In accordance with the Engineering Layout details, outfall sketch, micro drainage calculations and Flood Risk Assessment received by the Council on 10 December 2015.

Case Officer: Emma Whitley

DATE: 8 November 2021

Checked By: Andy Bateson

DATE: 9th November 2021
