

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 17/00330/OUT

Proposal: Variation of Condition 5 (Drainage) of 11/00617/OUT.

Location: Land south of Blackwood Place and Molyneux Drive and North West of Cotefield Farm, Oxford Road, Bodicote.

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form a technical team response. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 29 March 2017

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Proposal: Variation of Condition 5 (Drainage) of 11/00617/OUT.

Location: Land south of Blackwood Place and Molyneux Drive and North West of Cotefield Farm, Oxford Road, Bodicote.

Transport

Recommendation:

Objection

Key issues:

- The application to vary Condition 5 (Drainage) of 11/00617/OUT introduces a new proposal – a SuDS attenuation pond
- The attenuation pond appears to be located off-site on 3rd party owned land
- The application drawings did not highlight any of the previous approved detail of soakaways / infiltration or rainwater harvesting facility included on previous approved plans under 11/00617/OUT. Smaller trench style soakaways appear to be seen, but these are not labelled, so OCC (drainage) is unclear as to their purpose.
- None of the accompanying drawings appeared to show any area that would be used for permeable paving within the site.
- The FRA accompanying this application uses the ReFH2 method to calculate greenfield runoff rates and proposes a rate restricted to 5.1 l/s for the site.
- The planning status of the land on which it is proposed to build the pond is not known to OCC (drainage)

Legal agreement required to secure:

If the LPA is minded to grant approval, a linking agreement may be required to secure the obligations agreed in the existing S106 for the site.

Conditions:

If the LPA is minded to grant approval, all other conditions relating to the existing permissions on the site should apply.

Additionally a Construction Traffic Management Plan should be required specifically for the pond.

Detailed comments:

SuDS Solution

In Para 5.54 of the Flood Risk Assessment it is stated:

“However an agreement has subsequently been made with an adjacent landowner to construct an open attenuation pond for attenuation storage purposes. This is considered an improvement on the previously consented scheme.”

A review of consultation correspondence and documents suggests that the northern part of the site holds potential for infiltration, and to date the more widespread soakage testing to clarify that infiltration potential has not been carried out on site. It has been suggested that the use of underground storage culverts (approved under 11/00617/OUT) could be minimised if more use of SuDS infiltration were to occur in the north part of site. The use of infiltration techniques to discharge water to ground at source would be preferable to storage pond and off-site disposal. The previous drainage strategy appeared to be based on limited infiltration testing at the site. OCC (drainage) found a single infiltration test result associated with the previous outline application (in Trial Pit No. 4). Previous consultation responses included the need to use infiltration where possible. Therefore OCC (drainage) recommend that soakage testing be carried out to fully clarify the infiltration potential in the northern part of the site to maximise its use. **(Reason for objection)**

Adjacent land planning status

OCC (drainage) could not determine whether the planning status of adjacent land could accept the proposed development of an attenuation pond, as the land could possibly have a designation of agricultural usage and be unsuitable for development. The siting of the attenuation pond on third party land would not be ideal with perhaps a separate agreements / required for access to maintain the pond. Is it proposed to acquire title of the 3rd party land? An issue could potentially arise with regard to safety and insurance if any accident were to occur on the land if it were not in the ownership of the development. **(Reason for objection)**

Exceedence Flow

The attenuation pond design includes an emergency weir overflow structure but it is not clear where the exceedence flow would drain to when these situations arise. It appears it would flood the adjacent owners land. **(Reason for objection)**

Maintenance

It was unclear how access to the pond for maintenance would be carried out. **(Reason for objection).**

Officer's Name: Joy White

Officer's Title: Principal Transport Planner

Date: 29 March 2017
