

## **Land at Cotefield Farm, Bodicote**

### **Planning Statement**

#### **Purpose**

This short Planning Statement has been produced to support of Planning Application ref.17/00316/F and to explain the circumstances that have led to this Planning application for engineering operations to include the creation of pond through associated bunding to serve consented residential development on land at Cotefield Farm, Bodicote.

#### **Planning History**

Original Outline consent ref. 11/00617/OUT, for 82 dwellings was granted at Appeal. Reserved Matters application ref. 12/01802/REM was subsequently granted on the 10<sup>th</sup> January 2013. A further application ref. 16/01599/F to vary the original Outline, has recently been granted for an additional 4 dwellings on the site.

On land immediately adjacent to the site to the south, consent was granted for 95 dwellings ref. 14/02156/OUT on the 3<sup>rd</sup> October 2016.

#### **Previously approved scheme**

Outline condition 5 of consent ref. required that drainage details be submitted, accordingly information was submitted to discharge this condition (drawings 99538/2050, 99538/7001, 99538/7002 and 99538/7004). The aforementioned drawings were approved through the discharge of condition 5 on the 18<sup>th</sup> March 2014, ref. 13/00357/DISC.

The drainage scheme approved pursuant to the discharge of condition 5, drawing 99538/2050, shows the drainage exiting the site through the tree buffer to the west. The route through the trees and the removal of trees this necessitated, was therefore accepted by Cherwell District Council.

#### **Proposed alterations**

The proposed amendments to the drainage scheme involve the re-routing of the drainage further down the hill south easterly and through the tree belt at a lower and therefore less visible point. Please see submitted drawing 15031 - 100S104 (ii) D. The surface water outfall is then captured in a new drainage pond, formed from an existing depression, with bunding to assist in holding the surface water. This drainage option offers a more sustainable solution and better utilises the existing contours of the site, minimising any visual impact.

The drainage route through the trees and associated easement, are the same as the details originally approved. The scheme varies as it is further down the hillside, in a less prominent position behind the 95 dwellings approved under consent 14/02156/OUT.

As confirmed by the arboricultural report also submitted in support of the current proposals, the impact on the tree belt is limited as the trees to be removed are of unremarkable quality. The overall impact of the removal of trees to allow for the amended drainage position, is considered to be insignificant when compared with the changes required to implement the extant development adjacent. The impact of the loss of these trees is not materially greater than the loss of the trees already consented to be approved. Please see the arboricultural report for further detail.

### **Conclusion**

Both the existing approved drainage scheme and the proposed scheme have been reviewed and approved by Thames Water, however the proposed drainage scheme offers a more sustainable solution in a less visible location. Although the development for 86 dwellings is currently under way, no dwellings are yet to be occupied and the drainage required to service the dwellings has therefore yet to be connected allowing a short window of time to implement this alternative and superior drainage scheme to be approved by Cherwell District Council and installed.