

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

District: Cherwell

Application No: 19/00963/OUT-3

Proposal: Re-submission of application 17/02394/OUT - Outline planning permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Response date: *10TH December 2019*

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: 19/00963/OUT-3

Location: East Of Last House Adjoining And North Of Berry Hill Road, Adderbury

Lead Local Flood Authority

Recommendation:

No objection subject to conditions

Key issues:

- Full Detailed Design taking account of below conditions to be submitted.

Legal agreement required to secure:

Conditions:

SuDS:

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

The detailed design must address:

Provision of evidence that green space on site has been used to its full potential to incorporate SuDS.

Provision of evidence demonstrating safe ingress/egress.

Provision of evidence demonstrating exceedance events and where surface water flows will be routed or held temporarily on site.

Detail of any phasing plan including how surface water will be managed during construction Detailed Design and subsequent construction to be in line with Drainage Strategy document reference 30394/SRG dated November 2019.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal.

Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Outline Design Infiltration Condition:

The development hereby permitted shall not commence until full Detailed Design details of the proposal, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+40% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation;
- e) Site investigation and test results to confirm infiltrations rates; and
- f) A management and maintenance plan, in perpetuity, for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reasons:

To ensure that the proposed development can be adequately drained.

To ensure that there is no flood risk on or off the site resulting from the proposed development.

Informatives:**Detailed comments:**

Full Detailed Design to be submitted, including completed OCC Flows and Volumes Pro-Forma as per the below to enable audit of the submitted calculation files.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 06 December 2019
