APPLICATION NO.	P19/S0058/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	8.1.2019
PARISH	CLIFTON HAMPDEN
WARD MEMBER(S)	Sam Casey-Rerhaye
APPLICANT	Mr N Mullard & Mrs F Brann
SITE	Land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ
PROPOSAL	Proposed erection of a detached five bedroom dwelling and a detached double garage. (As amended by revised site plan revised FRA and drainage strategy received on 5 October 2020 and as revised and clarified by site layout drawing S2-P-02D amended to show trees on northern boundary received on 30 October 2020).
OFFICER	Sharon Crawford

1.0 **INTRODUCTION AND PROPOSAL**

1.1 This application was originally considered by committee on 15 January 2020 where members resolved to grant planning permission subject to conditions. The original committee report is **attached** at Appendix 1.

1.2 The original report stated that the Council's drainage officer had no objection to the scheme. The report highlighted that the site was in flood zone 1 and a detailed flood risk assessment (FRA) was not required despite some concerns in respect of drainage from neighbours and the Parish Council.

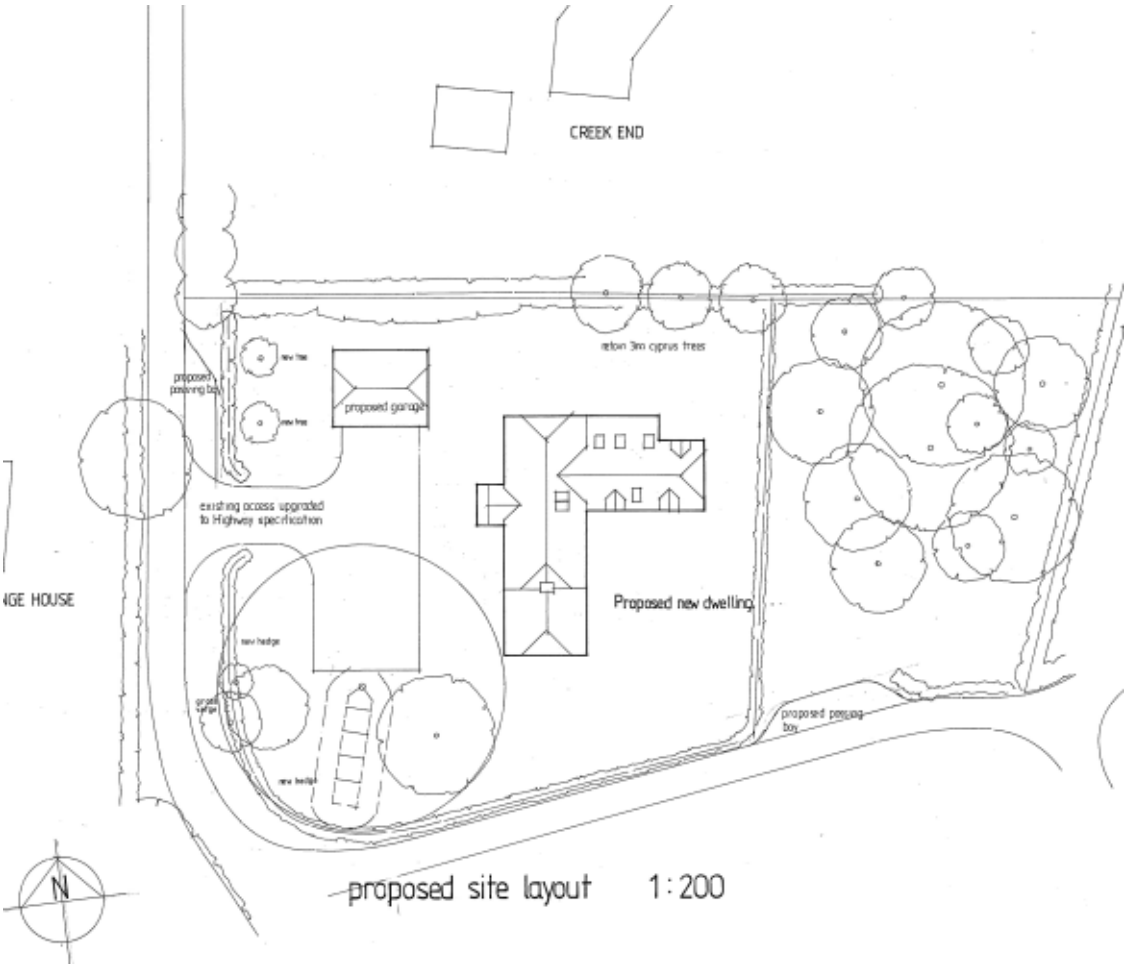
1.3 Following on from the January committee meeting there were further discussions with neighbours and our drainage officers. It became apparent that the information in the committee report in respect of drainage was incorrect. Photographic evidence from neighbours showed that flooding does occur on the site, but it was not clear whether this is caused by surface water run off or ground water flooding. In addition, it was highlighted that the South Oxfordshire Strategic Flood Risk Assessment 2018 identifies the area as being highly vulnerable to ground water flooding. It was clear that a decision could not be issued until the drainage issue was addressed. A drainage statement and FRA were submitted in April 2020 and have been the subject of consultation with the Parish Council and neighbours. A further revised site layout plan was submitted on 30 October 2020 to show the location of 3 no. cypress trees on the northern boundary. This application has been referred back to committee to ensure that the decision is made in a transparent manner.

1.4 The application seeks full planning permission to construct a detached five-bedroom dwelling with vehicular access from the private lane. Off-road parking and turning areas would be provided, including a detached double garage in the north-western part of the site. The dwelling would be a two-storey pitched roof building with an L-shape footprint with its principal elevation facing west. It would have a maximum ridge height of 8.8 metres with eaves heights of between 4.5-5 metres.

1.5 The garage would be a 1.5 storey building with a ridge height of 6 metres and an eaves height of 2.4 metres. It would provide space for the parking of two cars at ground level with an attic storage space within the roof space above. Some additional

tree planting is proposed within the site and two passing places would also be provided to serve the private drive. One would be adjacent to the proposed garage next to the access and the other, to the south east of the site where an existing site access appears to be present.

1.6 There have been two changes to the layout since the application was originally considered. The drainage mound has been moved to the south west of the dwelling and the dwelling moved some 3 m to the east to maintain a 10 m distance between the drainage mound and the dwelling.



1.7 Reduced copies of the revised site plan are **attached** at Appendix 2. The elevations and floor plans are attached to the original report at Appendix 1. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS ON THE MOST RECENT INFORMATION. ORIGINAL CONSULTATION RESPONSES ARE INCLUDED IN THE REPORT AT Appendix 1.**

2.1 **Clifton Hampden Parish Council**	No response to consultation on drainage information. **Original Objection**. The access to the property is inadequate
Drainage Engineer	Following on from a site meeting with the landowner of Creek End in order to address the pluvial flood risk and surface water drainage

	concerns they had and subsequent to the additional information submitted, I am now content for my objection to be removed. I have no objections to planning permission being granted subject to the inclusion of the pre-com drainage conditions to secure details in respect of surface and foul water drainage.
OCC Archaeological Services	No objection
Forestry Officer	The trees within this site are now subject to a tree preservation order (TPO). The applicant has submitted amended plans. I have no objections to the proposed development subject to conditions in respect of tree protection and landscaping.
OCC Highways Liaison Officer	No objection subject to conditions
SGN Plant Protection	No objection.
Additional Neighbour responses	2 letters in response to FRA maintaining objection to the proposal. We would strongly suggest that rather than agree planning permissions with detailed SuDS requirements it would be much better to resolve the root cause of the problem first as this would be more efficient and is the only way to ensure that any additional flood risk from proposed developments is managed safely without risk.

3.0 **RELEVANT PLANNING HISTORY**

3.1 P17/S1432/PEM – Response (17/07/2017)
Erection of a single detached dwelling and detached garage south of Creek End

P16/S0543/PEM – Response (10/03/2016)
Proposed erection of a single detached dwelling house and detached garage.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 N/A

5.0 **POLICY & GUIDANCE**

5.1 **Development Plan Policies**

South Oxfordshire Core Strategy (SOCS) Policies:
CS1 - Presumption in favour of sustainable development
CSB1 - Conservation and improvement of biodiversity
CSEN1 - Landscape protection
CSEN2 - Green Belt protection
CSQ3 - Design
CSR1 - Housing in villages
CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

C6 - Maintain & enhance biodiversity
C8 - Adverse effect on protected species
C9 - Loss of landscape features
D1 - Principles of good design
D2 - Safe and secure parking for vehicles and cycles
D3 - Outdoor amenity area
D4 - Reasonable level of privacy for occupiers
G2 - Protect district from adverse development
GB4 - Openness of Green Belt maintained
H4 - Housing on sites within the built up areas of towns and villages
T1 - Safe, convenient and adequate highway network for all users
T2 - Unloading, turning and parking for all highway users

South Oxfordshire Emerging Local Plan 2034 Policies
The Inspector has issued his report following the Examination in Public. He has found the Local Plan sound subject to the main modifications. At the time of writing this report the Plan has substantial weight. If the plan is adopted by the Council on 10 December 2020 it will carry full weight. Relevant policies include;

STRAT1 – The overall strategy
STRAT6 – Green Belt
DES1 – Delivering high quality development
DES2 – Enhancing local character
DES6E - Residential amenity
DES11 – Carbon Reduction
ENV1 – Landscape and countryside
ENV3 - Biodiversity Non designated sites, habitats and species
ENV9 – Archaeology and scheduled monuments
ENV11 - Pollution
EP4 – Flood Risk
H8E – infill in smaller villages
H16E – infill development

5.2 **Neighbourhood Plan**
The Parish of Clifton Hampden are currently preparing a neighbourhood plan. The neighbourhood area was formally designated in September 2014. The parish council has started the process of gathering evidence and engaging with the local community. As the plan remains at an early pre-draft stage is possesses only very limited weight in the assessment of this application.

5.3 **Supplementary Planning Guidance/Documents**
South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 **National Planning Policy Framework and Planning Practice Guidance**

5.5 **Other Relevant Legislation**
Human Rights Act 1998
The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.
Equality Act 2010
In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

6.0 **PLANNING CONSIDERATIONS**

6.1 This report addresses the new drainage /flooding information. Other aspects of the proposal have not changed and are set out in the original report **attached** at Appendix 1. The relevant planning considerations at this stage are;

- **Drainage information**
- **Tree impact**
- **Other material planning considerations**

6.2 **Drainage update.** Policy EP6 of SOCS requires that wherever practicable developers should demonstrate that the surface water management systems on any development accords with sustainable drainage principles and should effectively mitigate any adverse effects from surface water runoff.

Emerging Policy INF4 requires all development proposals to demonstrate that there is or will be adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve the whole development.

The drainage issues and consultation responses from the drainage team were incorrectly represented in the original report and officers have sought to rectify the matter through the submission of a drainage statement and Flood Risk Assessment (FRA). Our drainage engineers have also visited the site to assess the new information.

The FRA has established the following;

- The site wholly falls within flood zone 1 which is defined as land assessed as having a less than 1 in 1000 annual probability of river flooding in any one year. Development for new dwellings is appropriate in these areas
- The site is currently undeveloped and as such has no formal drainage associated with it.
- Thames Water wastewater asset plans show there are no public sewers in the vicinity of the site.
- Levels vary within the site between 51.66mAOD to the north-western corner and 51.08mAOD to the south-western corner. The maximum fall across the site is 1.29m over 45m, giving a gradient approx. of 1 in 77.

6.3 **A summary of the findings of the FRA is shown below;**

ITEM	RESPONSE
Site Location	The site is located in Burcot, on a private/unclassified road off of Abingdon Road. The site is bound by the private resedential properties and the private/unclassified road. The approximate grid reference **455844** E, **195995** N.
Size and Current Land Usage	The current site is approximately 0.2ha in plan and is currently open undeveloped parcel of land.
Flood Zone	The development site falls entirely within Flood Zone 1, which is classified as low probability of flooding.
Fluvial Flood Risk	**Low** – Refer to Section 6.1
Overland Flood Risk	**Low** – Refer to Section 6.2
Groundwater Flood Risk	**Low** – Refer to Section 6.3
Sewerage Flood Risk	**Low** – Refer to Section 6.4
Artificial Flood Risk	**Low** – Refer to Section 6.5
Proposed Development	The proposals for the development of land are the erection of a detached five-bedroom dwelling and a detached double garage – Planning Ref: P19/S0058/FUL.

6.4 There is no foul sewerage network within the vicinity of the site. It is proposed to install a Package Sewage Treatment Plant to BSEN12566-3 that provides primary and secondary treatment of foul flows before they are discharged to a drainage mound. A drainage mound is required to maintain a minimum of 1m between the maximum groundwater level and the distribution pipes.

6.5 The drainage engineer has assessed the information in the FRA and has visited the site in order to address the pluvial flood risk and surface water drainage concerns. He is now satisfied that the development can go ahead without causing impacts to local flooding and has no objection to the proposal subject to conditions to require further details in respect of the surface and foul water drainage schemes to be submitted to and approved in writing by the LPA.

6.6 **Tree impact.** Policy C9 of SOLP aims to protect important landscape features such as trees. Emerging policy ENV1 echoes this aim.

There are a number of mature trees located within, and in proximity to the development site. During the earlier stages of the application assessment several individual trees and a small area of woodland were placed under a Tree Preservation Order.

The Forestry Officer has no objection to the revised siting of the dwelling nor the location of the drainage mound subject to the addition of tree protection and landscaping conditions.

6.7 **Other material planning considerations.** Two neighbours have re-iterated their original objections in respect of the drainage issues. I consider that these concerns

have now been addressed with the submission of the FRA and the support from the drainage engineer.
Comments have also been made in respect of the design and siting of the building. The design of the building has not changed since the committee considered the application in January where the principle, design, access, neighbour impact etc where found to be acceptable. I consider that the design continues to be acceptable.

Whilst the siting of the proposed dwelling has been moved approx. 3 metres to the east, I do not consider that this would have a materially greater impact on the amenity of the owners of Creek End given the distances involved. In the circumstances I consider that the neighbour impact of the development continues to be acceptable.

6.8 **Pre-commencement conditions.** In accordance with S.100ZA of the TCPA 1990, agreement with the applicant has been sought for all pre-commencement conditions (6 conditions). These have been all agreed in writing.

7.0 **CONCLUSION**

7.1 At the committee meeting on 15 January 2020 members resolved to grant planning permission for this proposal because you considered that the principle of providing a new dwelling in this location and the details of the application were acceptable.
The drainage information considered in the original report was incorrect and officers sought to rectify the matter through the submission of a drainage statement and FRA. The drainage engineer has assessed the information in the FRA and has visited the site in order to address the pluvial flood risk and surface water drainage concerns. He is now satisfied that the development can go ahead without causing impacts to local flooding and has no objection to the proposal subject to conditions to require further details in respect of the surface and foul water drainage schemes to be submitted to and approved in writing by the LPA. In addition the Forestry Officer has no objection to the re-siting of the dwelling or the location of the drainage mound.

In the circumstances, I consider that the proposal continues to be acceptable and that the grant of planning permission should be confirmed by issuing a decision notice.

8.0 **RECOMMENDATION**

8.1 **To grant Planning Permission subject to the following conditions;**

<u>Standard conditions</u>;
1 : Commencement 3 years - Full Planning Permission
2 : Approved plans

Pre commencement conditions;
2 : Construction Traffic Management (details required)
3 : Survey of road and required repairs (prior to commencement)
4 : Site Planting Scheme
5 : Tree Protection (Detailed)
6 : SW Drainage details required
7 : Foul drainage works (details required)

Compliance conditions;
8 : Approved plans
9 : External Materials
10: Parking and Turning

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