

Land at Clover Court, Bushey Drive **Clanfield OX18 2TS.**

Statement regarding Surface Water Drainage, **Flooding, Refuse, Ecology, Parking and Access** **to accompany the Reserved Matters Planning** **Application for 4 Dwellings.**

Stewart Brothers Property Ltd.

May 2021

Background

Outline planning permission was granted in May 2020 for 4 dwelling on this site at appeal.

Surface Water Drainage

The Appeal Inspector imposed a condition on the outline permission requiring surface water drainage matters to be approved in writing by the Local Authority.

This application gives broad details of how surface water will be dealt with, in that it is intended that water from rooftops be drained to private soakaways for each dwelling and the accessway be drained to infiltration trenches constructed at the accessway edges. This is shown on the Drainage Strategy drawing.

Percolation tests were carried out in January 2021 and the result were considered to be acceptable for soakaway drainage, however, the final engineering calculations for the drainage strategy will not be carried out until reserved matters have been granted.

The Applicant, therefore, proposed that the remaining surface water drainage matters be

subject to a planning condition, to be discharged prior to commencement of development.

Flooding

The site lies in Flood Zone 1, therefore no flood risk assessment is required.

The Appeal Inspector acknowledged that the lead flood Authority raised no objection to this development and he has no reason to disagree with their advice.

Subject to a surface water drainage condition as described above, the applicant believes no further flooding matters exists.

Refuse

It is proposed that it is possible for bin lorries to collect from within the site, however this would be subject to agreement from WODC refuse department and / or their contractor.

The accessway has been designed to accommodate a bin lorry of the type used by WODC contractors and tracking drawings have been submitted demonstrating that a bin lorry

can enter the development, turn and exist in a forward gear.

The applicant will liaise with WODC and their contractor regarding this matter, however, should it be concluded that WODC contractor will not collect from within the site, bins will have to be pulled to the Highway edge for collection.

The Appeal Inspector concluded that the current situation regarding refuse collection on Bushey Drive was acceptable. As such, the Applicant proposes that no further planning condition is needed regarding this matter.

Ecology

The Appeal Inspector declined the Council's request to imposed planning conditions regarding Ecology and Biodiversity.

However, within the Landscape Strategy, the applicant has proposed that wildflower planting will take place on the small areas of land to the sides of Bushey Drive and additional planting of hedging and trees will take place within the site.

Bat and Bird boxes to NRPB standard will be affixed to the gable ends of each dwelling (not shown on drawings).

The applicant proposes that no further planning condition is needed regarding this matter.

Parking

The submitted drawings show that a minimum of 3 parking spaces per dwelling, not included garage spaces. It is clear that each driveway will accommodate more vehicles.

Cycles can be stored in the garages.

Access

The Appeal Inspector imposed a condition on the outline permission requiring the means of access and visual splays to be approved in writing by the Local Authority.

The drawings submitted with this application show the means of access in detail and the visual splays to the Highway, which the

Applicant understands to be acceptable for the situation.

As such the Applicant proposes that no further planning condition is needed.