



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 12TH FEBRUARY, 2024

Agenda No	Item
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5.	<u>Outline Planning Application 23/01504/OUT (Pages 3 - 4)</u>
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Purpose:

To consider the additional technical note submitted on Flood Risk & Drainage and to confirm whether refusal reason 3 on flood risk attached to application 23/01504/OUT should still be pursued at the forth coming Appeal Inquiry.

Recommendation:

That the Sub-Committee resolves to:

- I. Agree not to pursue refusal reason 3 on flood risk grounds at the Appeal Inquiry.

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WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 12th February 2024

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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Item 5- Outline Planning Application 23/01504/OUT

Report of Additional Representations

1. **Council's Shared Lead Flood Risk Management Officer** - I have read the TN produced by Glanville dated the 22nd January 2024 which details four options for the disposal of surface water from the proposed development. Clearly the assessment of those options would be considered by the LLFA at the detailed design stage if the outline application is taken forward although I feel that only options 1&2 are worth seriously considering.

There are potential drawbacks to both of those options which are the possible increase in localised groundwater levels by using solely infiltration and a possible increase in flood risk to the lower lying area of the Colwell brook by the introduction of s/w water from the development.

Although the TN presents detailed desk top information, the information is not supported by intrusive on- site analysis which is understandable at this stage of the process.

If possible, I would like to see a programme of groundwater level monitoring being carried out at the location of the proposed attenuation pond (on the basis that groundwater is expected to be less than 3mtrs from the surface) prior to determining this outline application but certainly prior to a reserved matters application.

That said, I am not confident that the stance of objecting to the application on the grounds of an impossibility to adequately drain the site, or that due to springs it will increase the flood risk to the existing area will be sustainable.

It is worth noting that part of the criteria used by the LLFA to assess surface water drainage schemes is that a developments system must be able to accommodate any flows that will continue to flow onto the site from whatever source. That aspect will mean that more detail will be required on how the existing pond on the site and any other difficult to quantify volumes of surface water will be dealt with at certain points in time.

2. Letter from appellant referring to advice in the PPG on Appeals which sets out what type of behaviour may give rise to a substantive award against a local planning authority at appeal. One type is:
 - refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead.