

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 27th March 2023

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

22/03370/FUL	Land West Of Colt House, Aston Road, Bampton, Oxfordshire.	Pg 3-5
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Report of Additional Representations

Application Number	22/03370/FUL
Site Address	Land West Of Colt House Aston Road Bampton Oxfordshire
Date	24th March 2023
Officer	David Ditchett
Officer Recommendations	Approve
Parish	Bampton Parish Council
Grid Reference	432174 E 203201 N
Committee Date	27th March 2023

Additional Comments Received

All additional comments are available here <https://publicaccess.westoxon.gov.uk/online-applications/>

Third Party Objection

One third party objection received stating 'I wish to object to this application on the following grounds:

The flood risks associated with this proposal as outlined by Dr R J Preston and the Parish Council in their respective letters about this planning application.

The sewage system and sewage treatment works are at full capacity and are discharging untreated sewage into Shill Brook. This is a serious public health and environmental concern and no further development should take place until the sewage infrastructure has been improved by Thames Water'.

Contaminated Land Officer

Thank you for consulting our team, I have looked at the application in relation to contaminated land and potential risk to human health. The following report has been submitted.

- Geo consulting engineering ltd. Desk Study , Land off Aston Road, Bampton. Report GCE01219/R1. November 2022.

The report outlines the findings of a desk based study and makes recommendations for further investigations.

It is agreed that further investigation is required to characterise the potential risk posed to human health receptors. The potential risk posed by the neighbouring former gas works does not appear to have been fully considered. There is potential that the former gas holder was partially buried and as such there may be an area of infilled ground on the neighbouring site. Has the need for ground gas monitoring been considered?

As further investigation is required please consider adding the following condition to any grant of permission.

1. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.
2. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

Drainage Engineer

I've now had the chance to look at this again, specifically the objections and revised s/w strategy that have been submitted since my previous comments were made.

The revised strategy is clearly not the detailed design, so is not complete yet. However, I note that no calculations are included to size the attenuation volumes required (permeable paving and swales) prior to a restricted discharge into the watercourse. This has been suggested at 2.2 l/s, but there are no figures to indicate what the existing peak Greenfield runoff rates or Q_{bar} are.

My comments on the objections –

- The sewage network is already at full capacity, and untreated sewage is already being discharged into the Shill Brook - [Have Thames Water been consulted on this application as it doesn't appear so?](#)
- The site was previously refused planning permission partly on the grounds it had failed the sequential test – [this refers to 14/0993/P/OP for 116 dwellings. That site was obviously a lot bigger and part of it was within Floodzones 2 and 3. The new application is completely within Floodzone 1.](#)
- The site has a flooding history in that it regularly floods with moderately heavy rain, including from water flowing down Mount Owen Road – [the soakage test results indicate there is poor infiltration on the site. Were the development to be approved, the drainage](#)

strategy would have to ensure all surface water on site/resulting from the development could be disposed of without increasing flood risk to the site or surrounding properties.

- The quantity of water flowing along the ditches to Aston Road has increased since the Taylor Wimpey Homes Estate and Cala Homes developments were built – neither of those sites should be discharging into a watercourse at a rate greater than pre-existing Qbar rate.
- The Shill Brook is very close to the site and ditches/surface water generally drain towards it. There are regular EA flood warnings during high rainfall – discharge from the development, if given permission, should not exceed existing Qbar rate.

Regarding the requirement for a sequential test, that wouldn't apply due to the Floodzone the site's in, but as it is reportedly historically flooded from runoff from Mount Owen Road (and possibly from the ditch system), would that be sufficient to request one at this stage? The other important matter to address is the apparent existing lack of capacity in the TW foul network and the resultant untreated discharge/s to the watercourse/s, which could require an upgrading of their network before any further houses are built/occupied.

Additional Condition

In the event of an approval, the condition suggested by the Council's Contamination Officer as set out above should be added to the decision notice.