

Item No 03:-

18/02840/COMPLY

**Land At Broadway Farm
Down Ampney
Gloucestershire**

Item No 03:-

Compliance with conditions 7 (Foul drainage strategy), 8 (scheme of drainage), 9 (scheme for surface water attenuation), and 19 (programme of archaeological work - part) of permission ref. 15/01567/OUT (Demolition of redundant buildings and redevelopment with up to 44 dwellings (all matter reserved except for access)) at Land At Broadway Farm Down Ampney Gloucestershire

Compliance with conditions application 18/02840/COMPLY	
Applicant:	Mr Jonathan Mullins
Agent:	IDP Planning
Case Officer:	Claire Baker
Ward Member(s):	Councillor David Fowles
Committee Date:	12th September 2018
RECOMMENDATION:	PERMIT SUBJECT TO RECEIVING THE CONFIRMATION OF THAMES WATER THAT DRAINAGE CONDITION 7 HAS BEEN SATISFACTORILY COMPLIED WITH

Main Issues:

(a) Whether drainage conditions 7, 8 and 9 of outline permission 15/01567/OUT have been satisfactorily complied with.

Reasons for Referral:

When determining the reserved matters application, 17/03826/REM, related to the application site, Members of the Planning Committee requested that the compliance application related to conditions 7 (Foul drainage strategy), 8 (scheme of drainage), 9 (scheme for surface water attenuation), of outline permission 15/01567/OUT, should also be determined by the Planning Committee in order to ensure that drainage issues are satisfactorily addressed.

1. Site Description:

The site is un-used agricultural land located within the within the village of Down Ampney. It comprises a parcel of land, measuring 3.2 hectares in area to the north of the main road that runs through the village. The site is located to the south east of the modern housing development at Linden Lea and to the north east of the village hall, playground and sports facilities. To the west are open fields. A footpath runs across the site from Linden Lea to the village hall and the facilities and there is a tree that is subject to a Tree Preservation Order towards the front of the site. The site is within the Cotswold Water Park.

2. Relevant Planning History:

13/01667/OUT Demolition of barns and erection of up to 22 residential units (of which up to 50% would be affordable). Permitted 1 April 2014.

15/01567/OUT Demolition of redundant buildings and redevelopment with up to 44 dwellings (all matter reserved except for access) Allowed on appeal on 3 March 2016.

17/03826/REM Reserved Matters Application in conjunction with outline planning permission reference 15/01567/OUT for demolition of redundant buildings and redevelopment with up to 44 dwellings. Permitted 9 May 2018.

3. Planning Policies:

NPPF National Planning Policy Framework
EN15 Pollution & Contaminated Land

4. Observations of Consultees:

Lead Local Flood Authority: Conditions 8 and 9 related to surface water drainage have been satisfactorily complied with.

Council's Engineer: Conditions 8 and 9 related to surface water drainage have been satisfactorily complied with.

Thames Water: Final comments are awaited and will be reported at the Planning Committee meeting.

County Archaeologist: Condition 19 satisfactorily complied with

5. View of Town/Parish Council:

No comments received to date

6. Other Representations:

None received to date

7. Applicant's Supporting Information:

Engineering layout drawing SAN 11 001 P8
Pumping station technical specification report
Archaeological excavation report

8. Officer's Assessment:

(a) Whether drainage conditions 7, 8 and 9 of outline permission 15/01567/OUT have been satisfactorily complied with.

The current application seeks approval of the following drainage details.

Condition 7 of outline permission 15/01567/OUT states:

No development shall take place until a foul drainage strategy detailing any on or off site works has been submitted to and approved in writing by the local planning authority. No discharge of foul or surface water shall be accepted into the public system until the drainage works in the strategy have been completed in accordance with the approved strategy.

Condition 8 of outline permission 15/01567/OUT states:

No development shall take place until a scheme of drainage incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development have been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first occupied.

Condition 9 of outline permission 15/01567/OUT states:

No development shall take place until details of a scheme for surface water attenuation and/or storage have been submitted to and approved in writing by the local planning authority. The

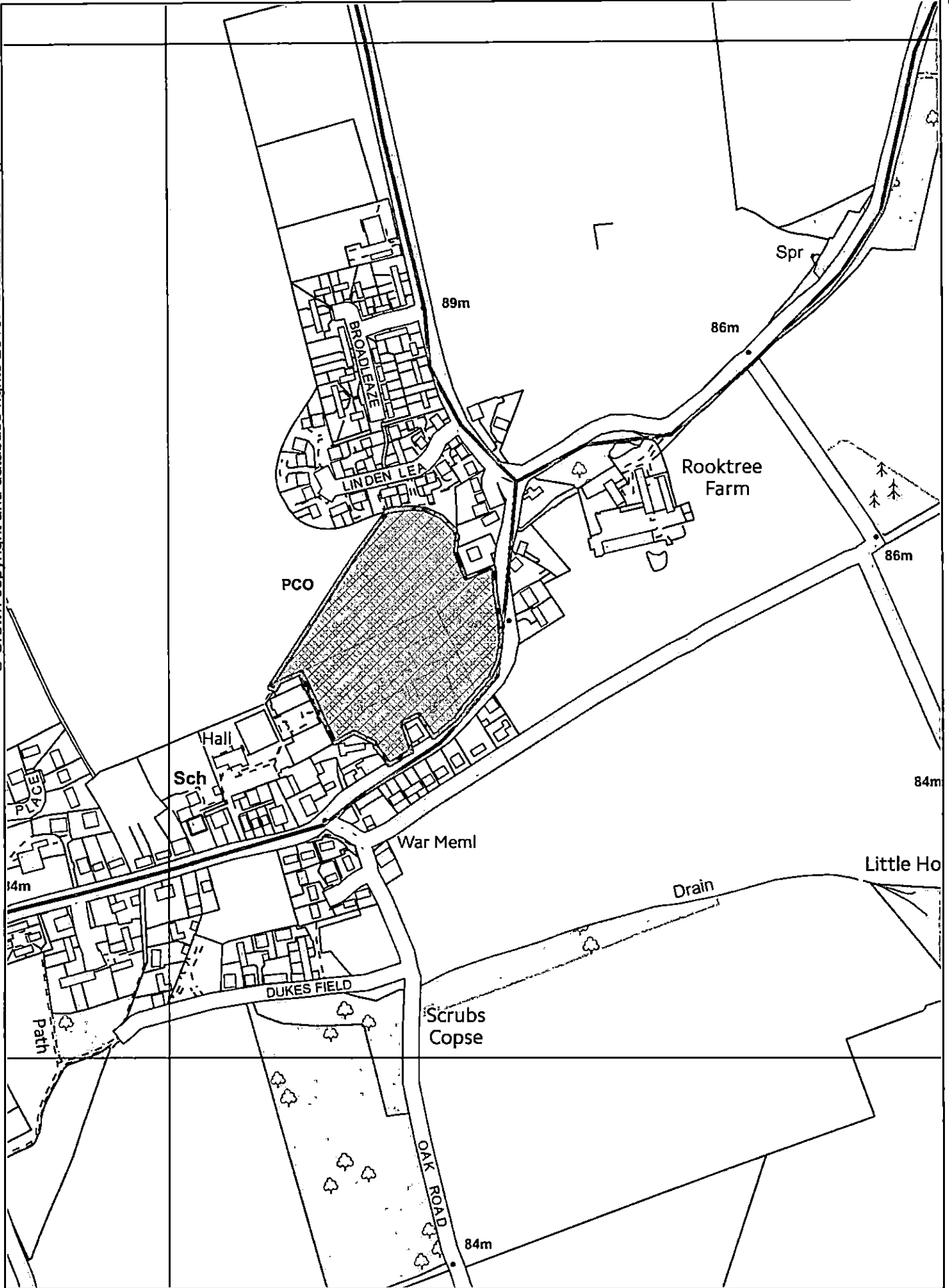
approved scheme shall be completed in accordance with the approved details before the development is first occupied.

The applicant has submitted information in order to comply with the above conditions. The Lead Local Flood Authority and the Council's Engineer have both confirmed that the information submitted is sufficient to comply with conditions 8 and 9 above. With regard to condition 7, the final comments of Thames Water are awaited while further information is being sought from the applicant in relation to the build programme, connection date and occupancy dates. These dates are relevant as Thames Water needs sufficient time to ensure all necessary upgrades are carried out to prevent any detriment to existing and new customers. Members will be updated on this matter at the Committee meeting.

9. Conclusion:

The Lead Local Flood Authority and the Council's Engineer have confirmed that sufficient information has been submitted to satisfy drainage conditions 8 and 9. However, Thames Water requires further information regarding the date of the build programme for the development before their final comments in respect of condition 7 can be provided. Officers therefore recommend that the application be permitted subject to the confirmation of Thames Water that condition 7 has been satisfactorily complied with.

© Crown copyright and database rights 2018. Ordnance Survey. LA No. 0100018800



COTSWOLD
DISTRICT COUNCIL

LAND AT BROADWAY FARM DOWN AMPNEY

Organisation: Cotswold District Council

Department:

Date: 31/08/2018

Scale: 1:5000





DO NOT SCALE

LEGEND

	SITE BOUNDARY
	DESIGNER'S RISK REGISTER KEY ITEMS ONLY REVIEW RISK REGISTER FOR FULL LIST & REFERENCE DETAIL
	FFL 30 SOD
	PROPOSED FINISHED FLOOR LEVEL
	ROAD CONTOURS
	EXISTING PUBLIC SW SERVIC & WH
	PROPOSED ADOPTABLE SW SERVIC & WH
	PROPOSED PRIVATELY MANAGED SW SERVIC & WH
	PROPOSED ADOPTABLE FW SERVIC & WH
	PROPOSED PUBLIC FW SERVIC MAIN
	PROPOSED OVERFLOW BASINS
	PROPOSED PRIVATELY MANAGED CELLULAR STORAGE (INVERT LOW PIPE LOW LEVEL RETURN PIPE, CATCHY CHAMBER & NON RETURN VALVE INCLUDED)
	RETAINING WALL

- NOTES**
1. FINISHED FLOOR LEVELS ARE PRELIMINARY AND ARE SUBJECT TO DETAILED DESIGN
 2. ONLY SIGNIFICANT RETAINING WALLS AND UNDER BUILD (OBST) ARE INDICATED AND SUBJECT TO DETAILED DESIGN
 3. BRACKET CHAMBERS AND LATERALS ARE NOT SHOWN FOR CLARITY
 4. THE USE OF ANY OTHER FLOW CONTROL DEVICES NOT ASSOCIATED WITH THE HYDRO INTERNATIONAL HYDRO-BREAK OPTIMUM RISE PRINCIPLE PROVIDED MAY CONSTITUTE A FLOOD RISK
 5. TOPOGRAPHICAL SURVEY PROVIDED BY SITEC SURVEYING SERVICES BROADWAY FARM DOWN AMPNEY (CL 1002 BY 141) & PLANNING LAYOUT PROVIDED BY OF FORMER BROADWAY FARM DOWN AMPNEY (D) 12/17/14 (1002)

SWALE
Approx. 30m³ storage within swale.
Bed level = 85.50m AOD.
The pond will fill and drain via proposed headwall line H1.
A low flow channel should be provided to ensure water quality.

REF-1
Rising Main

PROPOSED FW CONNECTION
Rising main will connect to sewer mainline in adjacent field and then connect into existing foul sewer via a gravity connection.

PROPOSED FW PUMPING STATION
Assumed Cover Level 85.24m AOD
Assumed Invert Level 83.32m AOD
Assumed pump invert level 82.25m AOD
Assumed well diameter 0.7m
15m offset from habitable buildings to well well

PROPOSED CELLULAR STORAGE
Approximate storage volume = 220m³
2no. layers of 400mm depth units.

FOOTPATH LINE TO
CORNER (MAIN ROAD)
GRADIENT 1:25 WITH 1.5
OUTLETSIDE SIDE

OVERFLOW BASIN
Bed level = 85.50m AOD.
Top of pond = 85.00m AOD.
The pond will fill and drain via proposed headwall (H143).
A low flow channel should be provided to ensure water quality.

FLOW CONTROL CHAMBER (MIX SIZE)
Hydra International Hydrobrake Optimum
SHE-0124-9000-1500-4000
Design head = 1.500m
Restricted discharge max. = 8.0 l/sec
Flow control orifice size 124mm

OVERFLOW BASIN
Approx. 40m³ storage within pond
Bed level = 85.20m AOD
Top of pond = 85.50m AOD
The pond will fill and drain via proposed headwall H144
A low flow channel should be provided to ensure water quality.

FLOW CONTROL CHAMBER (MIX SIZE)
Hydra International Hydrobrake Optimum
SHE-0146-1000-1100-1920
Design head = 1.100m
Restricted discharge max. = 10.1 l/sec
Flow control orifice size 149mm

PROPOSED SW CONNECTION (D11)
A surface water connection will make into the 300mm pipe in Down Ampney Road requiring the construction of a new manhole.
CL 84.70m AOD
B. 84.147m AOD

48

REV	DATE	BY	DESCRIPTION	CHK
01	2017.07.07	SK	ISSUED FOR PERMIT	SK
02	2017.07.07	SK	ISSUED FOR PERMIT	SK
03	2017.07.07	SK	ISSUED FOR PERMIT	SK
04	2017.07.07	SK	ISSUED FOR PERMIT	SK
05	2017.07.07	SK	ISSUED FOR PERMIT	SK
06	2017.07.07	SK	ISSUED FOR PERMIT	SK
07	2017.07.07	SK	ISSUED FOR PERMIT	SK
08	2017.07.07	SK	ISSUED FOR PERMIT	SK
09	2017.07.07	SK	ISSUED FOR PERMIT	SK
10	2017.07.07	SK	ISSUED FOR PERMIT	SK
11	2017.07.07	SK	ISSUED FOR PERMIT	SK
12	2017.07.07	SK	ISSUED FOR PERMIT	SK
13	2017.07.07	SK	ISSUED FOR PERMIT	SK
14	2017.07.07	SK	ISSUED FOR PERMIT	SK
15	2017.07.07	SK	ISSUED FOR PERMIT	SK
16	2017.07.07	SK	ISSUED FOR PERMIT	SK
17	2017.07.07	SK	ISSUED FOR PERMIT	SK
18	2017.07.07	SK	ISSUED FOR PERMIT	SK
19	2017.07.07	SK	ISSUED FOR PERMIT	SK
20	2017.07.07	SK	ISSUED FOR PERMIT	SK

PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
2nd Fl. The Mill Farm, Barns, West Sussex, PO10 9DQ, UK
Tel: 01244 708178 Fax: 01244 708215

Sanctuary HOMES

BROADWAY FARM DOWN AMPNEY

ENGINEERING LAYOUT

DATE:	SCALE & SET:	ISSUED:	CHECKED:
JULY 2017	1:500 @ A1	SK	SK
PROJECT No:	ISSUANCE No:	REV:	
SAN11	001	P8	

Lead Local Flood Authority

Shire Hall
 Gloucester
 GL1 2TH

Claire Baker
 Cotswold District Council
 Trinity Road
 Cirencester
 Gloucestershire
 GL7 1PX

email: naveen.tangri@gloucestershire.gov.uk

Please ask for: Naveen Tangri

Phone: 01452427472

Our Ref: C/2018/041190

Your Ref:
 18/02840/COMPLY/LLFA

Date: 24 August 2018

Dear Claire Baker,

TOWN AND COUNTRY PLANNING ACT 1990 LEAD LOCAL FLOOD AUTHORITY RECOMMENDATION

LOCATION: Land At Broadway Farm Down Ampney Gloucestershire
PROPOSED: DISCHARGE Compliance with conditions 7 : (Foul drainage strategy) 8 - (scheme of drainage) 9 - (scheme for surface water attenuation) 19 (programme of archaeological work - part) 15/01567/OUT - Demolition of redundant buildings and redevelopment with up to 44 dwellings (all matter reserved except for access)

Discharge of Conditions

I refer to the above planning application, which the Lead Local Flood Authority previously conditioned due to insufficient detail provided in the FRA and Drainage Strategy. Applicant has now submitted the updated details.

Drawing no. SAN11 ,Drawing no. 1 Revision P8 states location and size of the surface water drainage on a layout plan. Applicant needs to notify the LPA if there is any change in surface water design and proposed attenuation .

Applicant has proposed to convey proposed site discharge to the existing highway drain. This has been agreed that applicant is discharging the runoff with controlled rate to existing highways drain and proposal has been accepted by Highways department.

I can recommend that condition reference number 8 and 9 related to surface water drainage may now be discharged.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Yours sincerely,

Naveen Tangri
SuDS Engineer