

Planning  
HEAD OF SERVICE: ADRIAN DUFFIELD



Mrs A Einon  
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Your reference:  
Our reference: PE/V0287/16

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18 October 2016

Dear Mrs Einon

## Development in Steventon

Thank you for initial email dated 8 July and for your patience in waiting for our reply.

Adrian Duffield asked me to investigate this matter and coordinate a response. As part of the review I asked the council's drainage consultant Monson to review the HR Wallingford report (copy attached). I have also reviewed the enforcement history for the developments in Steventon.

I agree that improvements can and should be made in ensuring that all the correct documentation is available on our website in relation to agreed and amended drainage schemes. I can also see that there is some inconsistency in the quality and quantity of the information required of and received from developers in relation to SUDs schemes.

I am of the opinion that the actions required to implement SUDs schemes should be kept separate from the more general requirements of construction management plans. These requirements and their timing could be set out in suitably worded conditions. This is also true of long term maintenance plans. Although the long term management of SUDs schemes do not fall within the remit of the local authority, due to the possible impact on the wider community I agree that the approved maintenance details and schedule should be lodged with the council so that the wider community is aware of its requirements.

Having reviewed the enforcement cases that have been investigated at the sites as part of this review I am satisfied that any breaches of the terms of the permissions that have been identified have been (or are being) properly investigated and decided.

The onus is on the developer to do the right thing. However we work with all parties including, if technically necessary, our drainage consultants to ensure that matters are resolved correctly.

Taking all this into account I confirm that the council will:

- undertake a review of all files and ensure that any outstanding SUDs documents and details are made available on the website
- review the wording of our discharge of condition letters to make it clearer which documents and details are approved and from what date
- undertake a review of the wording of our planning conditions to ensure that there is a consistent approach
- review the information required from developers with regards to SUDs developments to ensure consistency of approach and quality of information submitted
- investigate a suitable mechanism to secure a copy of the third party maintenance plan to be held as public information.

I hope that these actions can be completed within the next three months, however some of this work will need to be done in partnership with Oxfordshire County Council, who is the lead flooding authority, and our drainage consultants.

I apologise once again for the significant delay in getting this response out to you, but hope the information provided is helpful.

Yours sincerely

A handwritten signature in black ink, appearing to be 'ET', written in a cursive style.

Emma Turner

Development Management Team Leader (Enforcement)

Enc x 1