

EDGARS

Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

Our Ref: 689/003
Your Ref: PP-08128519

05/09/2019

Dear Sir/Madam,

DISCHARGE OF CONDITION 6, ASSOCIATED WITH APPLICATION REF: 18/01333/F EXTENSION TO EXISTING TECHNICAL SITE TO PROVIDE NEW EMPLOYMENT UNITS COMPRISING FLEXIBLE B1(C) LIGHT INDUSTRIAL, B2 (GENERAL INDUSTRIAL), B8 (STORAGE OR DISTRIBUTION) USES WITH ANCILLARY OFFICES, STORAGE, DISPLAY AND SALES, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING AT BICESTER HERITAGE, BUCKINGHAM ROAD, BICESTER, OX26 5HA.

On behalf of our client, Bicester Heritage (the Applicant), Edgars hereby submits an application pursuant of discharging planning condition 6 attached to application ref: 18/01333/F. The application was approved on 3rd September 2019.

Condition 6 states:

“No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- *Infiltration to BRE 365 (Seasonal monitoring of groundwater levels at the site)*
- *SUDS (Swale, Underground Geo-Cellular Soakaway, Permeable Paving)*
- *Maintenance and management of SUDS features (To include provision of a SuDS Management and Maintenance Plan)*
- *Detailed drainage layout with pipe numbers*
- *Network drainage calculations*
- *Flood Flow Routing in exceedance conditions*
- *To prevent any potential contamination of groundwater, details of a scheme of soil / leachate testing below and within the vicinity of any infiltration device*
- *Details of any mitigation that is required to prevent contamination to ground-water below or surrounding any proposed infiltration device (after soil / leachate testing)”*

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REASON: To ensure that the development is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice in the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

The details submitted with this application to fully discharge Condition 6 include:

- 5002855-RDG-XX-XX-DOC-C-0590 v3.0 Design, Management and Maintenance Report Excl. Appendices
- Appendix A - Civil Engineering Drawings (Parts 1 – 4)
- Appendix B - Bicester Heritage - Microdrainage Network Model
- Appendix C - Bicester Heritage - Microdrainage Source Control Model
- Appendix D - Geo-Integrity Site Investigation
- Appendix E - Bicester NTS - Greenfield Run-Off Rate
- Appendix F - 19-07-05 Letter Report
- Appendix G - Existing Pond
- Appendix H - Foul Pump Specialist Quotation
- Appendix I - Thames Water Foul Water Capacity Condition Clarification

I trust all the necessary information is included in this application and as such we respectfully request that Condition 6 be fully discharged as soon as possible.

The required fee will be paid via the planning portal.

Yours sincerely,



William Sparling
Senior Planner

Edgars