

**Case Officer:** Rebekah Morgan

**Recommendation:** Approve

**Applicant:** Bicester Heritage

**Proposal:** Discharge of condition 6 (surface water drainage) of 18/01333/F

**Expiry Date:** 1 November 2019

**Extension of Time:** 22 November 2019

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## **1. APPLICATION SITE AND LOCALITY**

1.1. New Technical Site – Bicester Motion.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

2.1. Application to discharge condition 6 attached to the full planning permission (see below) requiring submission of surface water drainage scheme prior to commencement. See Appraisal for details.

## **3. RELEVANT PLANNING HISTORY**

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
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	Approved

## **4. PRE-APPLICATION DISCUSSIONS**

4.1. No pre-application discussions have taken place with regard to this proposal.

## **5. RESPONSE TO PUBLICITY**

5.1. Not applicable – discharge of condition.

## **6. RESPONSE TO CONSULTATION**

6.1. Oxfordshire County Council Flood Risk Engineer advises that the proposals are as discussed with the drainage consultant and demonstrate that surface flood risk can be managed on the site. He has asked that all drainage measures are included in the maintenance and management plan.

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

7.1. Not Applicable – discharge of condition.

## **8. APPRAISAL**

- 8.1. The submitted proposals have been sent to the County Council's Flood Risk Engineer and he has confirmed that he is content that surface water flood risk can be managed on site. The proposals include a single SuDs feature (attenuation basin) to the east of the site (the low point) which drains to an adjacent ditch at greenfield run-off rates. Grasscrete will be used for parking areas. Swales and culverts are also proposed, as is a depression along the site's southern boundary (Skimmingdish Lane) to help with flow conveyance.
- 8.2. SuDs management and maintenance details are also provided – the drainage system will remain in private ownership and will be maintained in perpetuity. An amended management and maintenance plan has been received to make sure that all aspects of the surface water drainage scheme are included - as suggested by the County Council's Flood Risk Engineer.

## **9. CONCLUSION**

- 9.1. The submitted proposals meet the requirements of condition 6 and the County Council's Flood Risk Engineer is content that surface water flooding can be properly managed. On this basis the application is recommended for approval.

Case Officer: Rebekah Morgan

DATE: 21/11/2019

Checked By: Alex Keen

DATE: 22/11/2019

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