

COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application No: 19/02275/F

Proposal: Variation of condition 2 (plans) of 18/01333/F - A number of changes to approved plans are required to deliver the proposed buildings. The changes include minor alterations to the fenestration of the buildings.

Location: Bicester Heritage Buckingham Road Bicester

Response date: *21st November 2019*

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application No: 19/02275/F

Location: Bicester Heritage Buckingham Road Bicester

Transport Schedule

Recommendation:

No objection.

Comments:

The amended plans are unlikely to have any traffic or highway safety impacts and therefore the Highway Authority does not object to the S73 application, subject to the same planning conditions and obligations being applied as per the original permission.

Officer's Name: Tim Peart

Officer's Title: Senior Transport Planner

Date: 29 October 2019

Application No: 19/02275/F

Location: Bicester Heritage Buckingham Road Bicester

Local Lead Flood Authority

Recommendation:

No comment

Key issues:

Condition 2 relates to material changes to the fenestration of the building. Not drainage related.

Conditions:

Drainage Conditions as per those issued in 2018 stand:

Conditions:

Should the Local Planning Authority be minded to approve the application, the county council considers that the following conditions should be applied:

Drainage

Development shall not begin 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 also 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)

Informatives:

Previous advice:

The Applicant has provided an updated drainage strategy for the site by AKS Ward Consultants dated October 2018. It is proposed to use swales, permeable paving and infiltration soakaways to manage surface water for flows up to the 100 years storm event

(plus allowance for Climate Change) on the site through infiltration to ground. Two factors that could affect the drainage design include the level of the ground water at the site and the presence of contamination in the ground.

The seasonal high ground water level should be established through ground water monitoring at the site to demonstrate that a one-meter minimum clearance can be maintained between the base of the infiltration device and the high groundwater level. OCC (Drainage) requires additional assurances on the steps that will be undertaken, demonstrating that the use of infiltration devices will not mobilize contamination. Details of the scheme of soil / leachate sampling investigation that will be undertaken at the base of and surrounding vicinity of any proposed infiltration device, to test for contaminants to ensure any contamination present in the soil is not mobilised by the use of the devices, must be provided. The scheme must describe details of the type, frequency, likely contamination suites, of the proposed testing at the site. Following testing details of appropriate mitigation must be provided. These requirements can be secured by use of a condition if planning approval for the site is gained.

The Flood Risk Assessment conclusion states that: "*There is a surface water flow-path within the south site which will need to be maintained. Incorporating a conveyance channel along the south west boundary before discharging to the existing ditch would provide this opportunity.*" Although the applicant provided an exceedance flow plan for the site it was unclear whether this addressed the point picked up in the Flood Risk Assessment about the need for a "*conveyance channel along the south west boundary*". Therefore, this point requires further clarification and Flood Exceedance routing may require additional detailed design after final site levels are determined, which must form part of a condition.

In the light of any newly submitted drainage information additional comments, potentially containing additional conditions may be submitted, following full technical assessment.

Detailed comments:

No further comments at this stage.

Officer's Name: Adam Littler
Officer's Title: Drainage Engineer
Date: 21 November 2019
