

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

**District:** Cherwell

**Application No:** 20/03404/F-3

**Proposal:** Alteration and enlargement of existing service yard to provide additional spaces for car and van parking, new access point to van parking and dispatch area, new access to staff parking area; 2. Built development, comprising building and plant, associated with the proposed occupation of Ocado comprising: Vehicle maintenance Unit (VMU); Technical Services Block (TSB); Vehicle wash (with underground waste water tank) and Van Fuel Station (With canopy over); Smoking and vaping shelter; compaction area (with canopy over) and cycle store; 3. Site fencing enclosure with electricity supply substation; standby generator; enclosed storage units and Pallet Stack; 4. Realignment of existing cycle and footpath between A 41 and Site Boundary with Wretchwick Green, including landscaping; and 5. Minor realignment of existing storm water drains and installation of storm water attenuation tanks.

**Location:** Unit B, Symmetry Park, Morrell Way, Ambrosden, OX26 6GF

**Response date:** 22<sup>nd</sup> February 2021

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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.

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## Assessment Criteria Proposal overview and mix/population generation

OCC's response is based on a development as set out in the table below.

Commercial – use class	m <sup>2</sup>
A1	
B1	
B2/B8	878

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## **Lead Local Flood Authority**

### **Recommendation:**

No objection subject to conditions

### **Key issues:**

- Discharge to existing swale to be limited to 12.5l/s for application areas detailed under planning application references 18/00091/F and 20/03404/F

### **Conditions:**

#### **SuDS:**

The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of the building commencing:

Documents and Drawings Reference:

- Ocado, Bicester Plot B Drainage Strategy Technical note 12.02.21
- C-13482-HYD-00-ZZ-DR-C-7000 - Drainage Strategy
- C-13482-HYD-00-ZZ-DR-C-7001 - Drainage Strategy
- C-13482-HYD-00-ZZ-DR-C-7003- Catchment plan
- C-13482-HYD-00-ZZ-DR-C-7100 - Flood Extents Plan
- C-13482-HYD-00-ZZ-DR-C-7200 - Maintenance Plan
- C-13482-HYD-XX-XX-SK-C-5100 - Drainage Details
- C-13482-HYD-XX-XX-SK-C-5100 - Existing swale location

#### **Reason:**

To ensure that the principles of sustainable drainage are incorporated into this proposal.

### **Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans**

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in perpetuity in accordance with the agreed management and maintenance plan, (including contact details of any management company).

SuDS Features and Drainage Maintenance Plan (Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, to be prepared and submitted as stand-alone document)

**Reason:**

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

**SuDS – Design Documentation Plans**

Prior to occupation, a record of the approved SuDS and site wide drainage details shall be submitted to and approved in writing by the Local Planning Authority for deposit in the Lead Local Flood Authority Asset Register. The details shall include:

As built plans in both .pdf and .shp file format;

Photographs to document each key stage of the drainage system when installed on site;

Photographs to document the completed installation of the drainage structures on site.

Management company information must be provided clearly identifying the name of the company and contact details.

**Reason:**

In accordance with section 21 of the Flood and Water Management Act 2010.

**Detailed comments:**

The LLFA have no objection to the proposed Surface Water Management Strategy for the site subject to the imposition of the above listed conditions.

**Officer's Name: Adam Littler**

**Officer's Title: Drainage Engineer**

**Date: 19 February 2021**

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