

Andy Bateson

From: Jeevarangan, Sujeenthan - Communities
<Sujeenthan.Jeevarangan@Oxfordshire.gov.uk>
Sent: 27 August 2021 11:50
To: John Jowitt
Cc: David Lowin; Adrian Unitt; Nick Jones-Hill; Rebekah Morgan; Andy Bateson
Subject: Re: 21/02177/DISC

Good Morning John,

Sorry for the late response.

Please find the text and associated link to proforma below.

"

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the ["Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"](#) to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

[Drainage Pro-Forma](#)

"

Kind Regards

Sujeethan Jeevarangan

LLFA Planning Engineer

Oxfordshire County Council | Environment and Place | Growth and Place

Oxfordshire County Council

Mob: 07488704922

Did you know that we have a new pre-application service available for Local Lead Flood Authority advice? Find out more [here](#).

From: John Jowitt <john.jowitt@pjplanning.com>

Sent: 26 August 2021 07:51

To: Jeevarangan, Sujeethan - Communities <Sujeethan.Jeevarangan@Oxfordshire.gov.uk>

Cc: David Lowin <David.Lowin@Cherwell-DC.gov.uk>; Adrian Unitt <Adrian.unitt@gravenhill.co.uk>; Nick Jones-Hill <nick.jones-hill@watermangroup.com>; Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>; Andy Bateson <Andy.Bateson@cherwell-dc.gov.uk>

Subject: Re: 21/02177/DISC

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Could I have a response please?

Best

John

John Jowitt

PJPlanning

Cradley Enterprise Centre

Box no.15

Maypole Fields
Cradley
B63 2QB

mob: 07974 239016
email: john.jowitt@pjplanning.com

This email and any attachments are confidential to the intended recipient and may also be privileged. If you are not the intended recipient, please ensure confidentiality, delete it from your system and notify the sender. PJ Planning has taken every reasonable precaution to ensure that any attachment to this email has been swept for viruses. However, liability cannot be accepted for any damage sustained as a result of software viruses and you are advised to carry out your own virus checks before opening any attachment. Any disclosure, copying, distribution or action taken, or omitted to be taken, by an authorised recipient in reliance upon the contents of this email is prohibited.

Parker Jowitt Planning Ltd trading as PJPlanning. Registered in England no. 6789894. Registered Address: Brook House, Moss Grove, Kingswinford, West Midlands, DY6 9HS

Please be environmentally aware and only print this e-mail if absolutely necessary.

On 19 Jul 2021, at 09:40, Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk> wrote:

Good morning,

Please can you provide John Jowitt (agent for Graven Hill) with a copy of the pro-forma that you refer to in your consultation response?

With kind regards

Rebekah Morgan

Rebekah Morgan BSc (Hons), MSc, MA, MRTPI
Principal Planning Officer – Major Projects Planning Team
Environment and Place Directorate
Cherwell District Council

Direct Dial tel: 01295 227937
rebekah.morgan@cherwell-dc.gov.uk
www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil
Follow us on Twitter @Cherwellcouncil

My current working hours are: Monday to Wednesday 8:30am to 2:00pm and Thursday/Friday 9am to 4:30pm. Please note, due to childcare and the current situation, these hours may change without notice.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: John Jowitt <john.jowitt@pjplanning.com>
Sent: 19 July 2021 08:46

To: Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>
Cc: David Lowin <David.Lowin@Cherwell-DC.gov.uk>; Adrian Unitt <Adrian.unitt@gravenhill.co.uk>; Nick Jones-Hill <nick.jones-hill@watermangroup.com>
Subject: Fwd: 21/02177/DISC

Hello Rebekah,

The letter attached to your email refers to a pro-forma to be filled in and returned; unfortunately nothing appears to be attached?

PLEASE NOTE; I HAVE CORONAVIRUS; I AM STILL WORKING, BUT NOT AT 100%

Best

John

John Jowitt

PJPlanning

Cradley Enterprise Centre
Box no.15
Maypole Fields
Cradley
B63 2QB

mob: 07974 239016
email: john.jowitt@pjplanning.com

This email and any attachments are confidential to the intended recipient and may also be privileged. If you are not the intended recipient, please ensure confidentiality, delete it from your system and notify the sender. PJ Planning has taken every reasonable precaution to ensure that any attachment to this email has been swept for viruses. However, liability cannot be accepted for any damage sustained as a result of software viruses and you are advised to carry out your own virus checks before opening any attachment. Any disclosure, copying, distribution or action taken, or omitted to be taken, by an authorised recipient in reliance upon the contents of this email is prohibited.

Parker Jowitt Planning Ltd trading as PJPlanning. Registered in England no. 6789894. Registered Address: Brook House, Moss Grove, Kingswinford, West Midlands, DY6 9HS

Please be environmentally aware and only print this e-mail if absolutely necessary.

Begin forwarded message:

From: Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>
Subject: FW: 21/02177/DISC
Date: 16 July 2021 at 10:02:43 BST
To: John Jowitt <john.jowitt@pjplanning.com>
Cc: David Lowin <David.Lowin@Cherwell-DC.gov.uk>

Good morning John,

Please see attached comments from LLFA regarding Pioneer roundabout. I will get these uploaded to the website.

With kind regards

Rebekah Morgan

Rebekah Morgan BSc (Hons), MSc, MA, MRTPI
Principal Planning Officer – Major Projects Planning Team
Environment and Place Directorate
Cherwell District Council

Direct Dial tel: 01295 227937

rebekah.morgan@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter @Cherwellcouncil

My current working hours are: Monday to Wednesday 8:30am to 2:00pm and Thursday/Friday 9am to 4:30pm. Please note, due to childcare and the current situation, these hours may change without notice.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: planning@cherwell-dc.gov.uk. For the latest information about how the Planning Service is impacted by COVID-19, please check the website: www.cherwell-dc.gov.uk.

From: Jeevarangan, Sujeenthan - Communities <Sujeenthan.Jeevarangan@Oxfordshire.gov.uk>

Sent: 16 July 2021 09:56

To: Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>

Subject: 21/02177/DISC

Good Morning,

Please find the attached response.

Kind Regards

Sujee Jeeva
LLFA Planning Engineer
Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND
Tel: 07488704922

This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](#). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice](#).

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](#). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice](#).