

# Consultee Comment for planning application 21/04275/OUT

<b>Application Number</b>	21/04275/OUT
<b>Location</b>	Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm Lords Lane Bicester
<b>Proposal</b>	OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition
<b>Case Officer</b>	Suzanne Taylor
<b>Organisation</b>	CDC - Land Drainage
<b>Name</b>	Tony Brummell
<b>Address</b>	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>No objections in principle. The Drainage Consultant on behalf of the applicant has approached the Flood Study in a logical way. In accordance with the precautionary approach recommended for all flood study work the development layout should avoid all areas at possible risk of flooding including by the 75% blockage scenario within the Lords Lane and other culverts.</p> <p>The development should be laid out as previously advised having a series of mainly linear SuDS features and avoiding concentrations of attenuation at a small number of locations.</p> <p>Linear publicly accessible open spaces should be laid out to straddle each watercourse and development set back at least 5m from each bank at all points to enable ready watercourse maintenance.</p> <p>These comments are subject to any further detailed comments made by the LLFA.</p>
<b>Received Date</b>	21/08/2023 16:54:57
<b>Attachments</b>	