

Consultee Comment for planning application 22/01340/OUT

Application Number	22/01340/OUT
Location	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal	Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.
Case Officer	David Lowin
Organisation	CDC - Land Drainage
Name	Tony Brummell
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>The application site is within the Anglian Region of the Environment Agency and in Anglian Water's region as Sewerage Undertaker. However, the water supply Undertaker is Thames Water.</p> <p>The site lies in the catchment of the Padbury Brook and one or more of its minor tributaries. Within the application site the watercourses are all "Ordinary Watercourses" falling within the purview of the Council as Land Drainage Authority. However, within a short distance downstream of the site the Padbury Brook enters the area of the Buckingham and River Ouzel Internal Drainage Board who must also be consulted on this application.</p> <p>As this is a Major Application the Oxfordshire LLFA must also be consulted.</p> <p>The Flood Risk Assessment and Surface Water Management Plan is accepted in principle at this outline stage. It suggests the superficial geology is suitable for infiltration. This will need to be confirmed through rigorous BRE 365 testing over the whole of the site. The proposals indicate a series of linear swales which is in accordance with Local Flood Guidance. Exceedance flows will be to the Padbury Brook.</p> <p>The layout of the site should be such that all ditches and watercourses within it remain readily accessible for future maintenance.</p>
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Attachments	