

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

District: Cherwell

Application no: 23/01711/REM

Proposal: Reserved matters approval for 17/02534/OUT - Proposed construction of a sub-station with all associated works

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Response Date: 09/08/2023

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: 23/01711/REM

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Transport Schedule

Recommendation: No objection.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 26/07/2023

Application no: 23/01711/REM

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Lead Local Flood Authority

Recommendation:

No Objection subject to conditions

SuDS:

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

Drawing Reference:

Substation Drainage Strategy 082005 CUR 00 XX DR C 92003 P02

Site Wide Drainage Strategy 082005 CUR 00 XX DR C 92010 P04

Reason:

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

Surface Water Drainage

Construction shall not begin until/prior to the approval of first reserved matters; a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)

- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details.
- Consent for any connections into third party drainage systems

SuDS As Built and Maintenance Details

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

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

Officer's Name: Shada Hasan

Officer's Title: LLFA Engineer

Date: 27/07/2023

Application no: 23/01711/REM

Location: Land North Of Bicester Avenue Garden Centre, Oxford Road, Bicester

Archaeology

Recommendation:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features. As such there are no archaeological constraints to this scheme.

Key issues:

Legal agreement required to secure:

Conditions:

Informatives:

Detailed comments:

The wider development site under permission 17/02534/OUT has archaeological conditions for a staged programme of archaeological investigation, however, the area for the proposed substation appears to have been previously disturbed and so, there are no archaeological constraints to this scheme.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date:27/07/2023