

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

District: Cherwell

Application No: 16/00472/OUT-7

Proposal: Proposed residential redevelopment for approximately 200 units.

Location: S Grondon Services Ltd, Merton Street, Banbury OX16 4RN.

Response date: 21st August 2020

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: 16/00472/OUT-7

Location: S Grundon Services Ltd, Merton Street, Banbury

Drainage

Recommendation:

Objection

Key issues:

It is understood this is a reconsultation of the application on existing reference. However, Stantec have still failed to provide updated information in line with National and Local Standards. Therefore, the LLFA are unable to technically assess the proposal to ensure the scheme is deliverable.

Detailed comments:

Technical Note reference TN001 has included the OCC Pro-forma. However, the technical note does not appear to have been updated, despite numerous requests from the LLFA and LPA, to meet National and Local Standards.

The applicant requests this information is provided at Detailed Design stage. The LLFA are not happy to accept this approach as the correct standards must be applied at Outline to enable a technical assessment of the proposal to be undertaken to ensure a viable surface water drainage strategy can be delivered on the ground.

The Technical Note still refers to surface water drainage calculations using a 30% Climate Change allowance uplift. This is an outdated methodology and OCC Local Standards clearly state 40% is to be applied.

Given the information submitted a robust assessment cannot be undertaken by the LLFA.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 21 August 2020
