**From:** White, Joy - E&E [mailto:Joy.White@Oxfordshire.gov.uk]
**Sent:** 30 November 2017 15:59
**To:** Bob Duxbury
**Cc:** Planning Consultations - E&E; Planning
**Subject:** RE: 17/00504/DISC - Land North East of Skimmingdish Lane, Bicester

Bob, I’ve had the drainage response – please see below. Its objection on condition 9 too.

OCC (Drainage) COMMENT :

The condition 9 requires a SuDS Management and Maintenance plan;  the FRA associated with the development notes as follows : ‘These Risks can be controlled by a Condition requiring a scheme for the management / maintenance of the Proposed Drainage to be submitted and agreed with the Planning Authority.’

The condition also requires a ‘detailed drainage scheme relating to any phase of the development’.

The Condition 14 requires – ‘full specification details (including construction, layout, surfacing and drainage) of the parking,  manoeuvring areas and access to the highway associated with that building’.

However, with respect to drainage , the submitted plans do not reflect this level of detail. For example, there do not appear to be gullies shown on the submitted drawing for the parking areas with respect to the submitted drainage drawings. The submitted drawing does not show the swales or outfall in anything but outline detail.

Therefore it is not recommended approval of the conditions.

Kind regards

Joy

**From:** White, Joy - E&E
**Sent:** 30 November 2017 12:52
**To:** Bob Duxbury (Bob.Duxbury@cherwellandsouthnorthants.gov.uk)
**Cc:** Planning Consultations - E&E; 'planning@cherwell-dc.gov.uk'
**Subject:** 17/00504/DISC - Land North East of Skimmingdish Lane, Bicester

Dear Bob

Apologies for the delay on this one.  I am still awaiting a response from Drainage for Condition 9.  I have chased, but please could you give us an extension and if so, for how long?

Regarding **Condition 14**, I do not think the approved eternal finishes plan is sufficient, as it does not cover construction details.  This is important here particularly because the condition covers the ‘access to the highway associated with that building’.  I don’t think there is a separate condition covering the site access road, so it is through this condition that we would be able to assess the construction of the site access road.  Although this is expected to remain private, it will be publicly accessible, so we need to ensure it is safe for all road users, and we need to ensure that it does not degrade to the extent that it impacts on the adjacent highway.  **Therefore I object to the discharge of this condition.**

Kind regards

Joy

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