**From:** White, Joy - E&E [mailto:Joy.White@Oxfordshire.gov.uk]
**Sent:** 10 January 2017 17:03
**To:** Bernadette Owens
**Cc:** Planning Consultations - E&E; Planning Department - Oxfordshire County Council
**Subject:** RE: 16/00533/DISC - Land East of Evenlode Crescent and South of Langford Lane, Kidlington

Dear Bernadette

I do apologise for the delay in replying on this one.  Please see our response below:

**Condition 5 - Phasing Plan**: No objection

**Condition 6 - Means of Access**: No objection, subject to technical approval for S278. I would like to make the following observations:

* The radii into and out of the new access look a bit kinked. They probably should be smoothed out for the final design
* Swept path analysis will be required for the largest delivery/transport vehicle likely to use the junction
* The details for carriageway and footway construction will need revising slightly at technical audit stage but basic design looks fine.
* The cross section is incomplete and does not show what happens at the back of the footway/cycleway, including any embankment.  The embankment will need to be dedicated.
* This does not include the other agreed off-site highway works required by S106.

**Condition 10: Surface water drainage:** Objection due to insufficient information regarding hydrocarbon interceptors

This condition requires:

* surface water runoff will be managed so that it does not contaminate controlled waters

This being a requirement,  a question has arisen about the provision of hydrocarbon interceptors for the service yard, prior to the discharge to ground of service yard runoff via the soakaway structures. The drawing ‘Proposed Drainage Areas Plan’ (REF: 12076 - 102) shows the service yard draining to 3 separate soakaway structures via apparently independent surface linear drainage system. Therefore a question has arisen as to whether this system will require the provision of 3 corresponding interceptors prior to discharge to the soakaway structures. The drawing does not show the provision of any interceptor.

The provision of the hydrocarbon interceptor(s) to the service yard  are considered essential to comply with the requirement  to  avoid contamination of the receiving groundwater. The type of interceptor should be full retention.

Please can the applicant clarify this matter prior to the discharge of Condition 10.

**Condition 11: Drainage strategy:** objection due to lack of maintenance/management plan

There appear no provision of maintenance / management plan for the SUDS at the site and this should be provided to Cherwell District Council  prior to the start of construction. Details could potentially be further conditioned on any reserved matters but there is a danger of it being overlooked - therefore I consider it should be included at this stage.

**Condition 12: Air quality impact assessment:** no comment but LPA should satisfy itself regarding methodology and conclusions.

**Condition 14: Low emission transport plan:** objection - this does not appear to be among the documents submitted.

Kind regards

Joy

**From:** Bernadette Owens [mailto:Bernadette.Owens@Cherwell-DC.gov.uk]
**Sent:** 10 January 2017 10:56
**To:** Bernadette Owens
**Subject:** 16/00533/DISC - Land East of Evenlode Crescent and South of Langford Lane, Kidlington

PLANNING CONSULTATION REQUEST

Consultations were sent out on 29th November 2016 requesting responses in respect of the information submitted to discharge a number of conditions including discharge of Conditions 5 (phasing plan), 6 (means of access), 10 (surface water drainage scheme), 11 (drainage strategy), 12 (air quality impact assessment), 14 (low emission transport plan), 15 (reptile method statement), 16 (method statement for enhancing tree or shrub planting, areas of species rich grassland, habitat boxes for birds) and 18 (bird control management plan) of 14/02067/OUT

I am still awaiting comments from your team/department in order to be able to determine the application which should have expired yesterday.

I have agreed an extension of time with the applicant to deal with these conditions until Monday 23rd January. I would therefore be grateful if you could send me your response by next Wednesday 18th January.

If you have any queries please contact me.

Kind Regards

**Bernadette Owens** BA(Hons) DipTP MRTPI

**Principal Planning Officer**

Development Management

Cherwell District Council

Direct Line: 01295 221830

Email: bernadette.owens@cherwell-dc.gov.uk

PLEASE NOTE: I work Monday, Tuesday and Friday’s only.