

Cherwell District Council
Planning Policy
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2018/124762/01-L01
Your ref: 17/00600/DISC
Date: 28 February 2018

Dear Sir/Madam

Phases 3 & 4 - discharge of conditions 8 (day lighting), 10 (overheating), 14 (boundary enclosures), 15 (fenestration, roof verge and eaves, cills, lintols and infill panels details), 16 (details of revised plans), 17 (parking scheme), 18 (streetscape details), 20 (construction and planting of green roofs and maintenance programme), 24 (access routes details), 25 (final surface treatment), 30 (rainwater harvesting), 31 (landscape design scheme), 33 (open space/play space), 63 (discharge of water onto highway), 65 (drainage strategy), 67 (scheme to avoid risk of ground water flooding), 69 (surface water drainage scheme) and 80 (tree pits and associated ground level surfacing materials) of 10/01780/hybrid

NW Bicester Eco Town, Caversfield, Bicester

Thank you for consulting us on the details of this application. We have reviewed the submission in relation to conditions 31, 33 and 67.

Condition 31 and 33 – landscaping

We have no comments on the submitted plans as these phases of development do not affect the biodiversity of any main rivers.

We do ask you to ensure the plans are in keeping with the Masterplan for the overall development, to ensure that the ecological mitigation in this area is providing what it should.

Condition 67 – groundwater flooding

The Flood Risk Assessment (FRA) submitted in support of the original planning application highlighted the potentially high risk of groundwater flooding in some areas of the site. The FRA then went on to mention that the proposed development would be located outside of these areas and listed possible mitigation methods. It appears no formal groundwater flooding mitigation was discussed in detail.

The main issue highlighted was the impact on infiltration and surface water. The Lead Local Flood Authority should be consulted on this matter due to the link with the SUDs designs for the site.

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We have no comment to make on this condition.

If I can be of any further assistance, please contact me directly.

Yours faithfully

Miss Sarah Green
Sustainable Places - Planning Advisor

Direct dial 0208 474 9253

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