

District: Cherwell

Application No: 17/00600/DISC

Proposal: Discharge of Conditions 8,10, 14, 15, 16, 17, 18, 20, 24, 25, 30, 31, 33, 63, 65, 67, 69 and 80 of 10/01780/HYBRID

Location: Bicester Eco Town Exemplar Site, Banbury Road, Bicester.

Transport

Recommendation:

Condition 17 – No objection

On assessment of DWG AA2699C9 (3)/2530 and DWG AA2699C9 (3)/2531 we do not wish to object to the discharge of Condition 17

Condition 24 – No objection

Condition 25 – No objection

Condition 30 – Objection

It was not possible to determine whether the rainwater harvesting proposals were in line with drawing no. 7163-UA001881-03 (or other agreed scheme) as is required by the condition. The submitted details were insufficient.

Condition 63 – Objection

Please confirm any measures such as cut-off drains prior to construction, or phasing of the construction, that will prevent flooding occurring of the adjacent highway.

Condition 65 – No Objection

Condition 67 – Objection

Condition 67 states that “No development approved by this permission shall begin until a scheme to avoid the risk of ground water flooding in accordance with Section 2.4.3 of the Flood Risk Assessment 3501- UA001881-UU41R-03 (Hyder, June 2011) has been approved by the LPA”.

Section 2.4.3 of the Flood Risk Assessment referred to by the condition notes : ‘ The groundwater data available suggests that groundwater levels will permit infiltration across most of the Exemplar site but local groundwater conditions will be considered during the detailed design to ensure that infiltration is feasible and that discharge of water to superficial aquifers does not present a groundwater flood risk.’

The section also raises a concern about the presence of high ground water levels over permeable areas after heavy rainfall.

Therefore please show the proposals comply with Section 2.4.3 of the Flood Risk Assessment 3501- UA001881-UU41R-03 (Hyder, June 2011). Please confirm making reference to groundwater level monitoring data that infiltration techniques will not results in groundwater flooding across the site.

Condition 69 - Objection

OCC (drainage) considered that the Applicant should submit a compliance statement to demonstrate how the proposals satisfy each of the bulleted points of Condition 69.

For example bullet point 5 requires - 'full planting schedules' - but no schedules could be found with the application. A compliance statement should be prepared for clarity to demonstrate compliance with all the bulleted points.

Officer's Name: Rashid Bbosa

Officer's Title: Transport Engineer

Date: 30 January 2018
