

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

District: Cherwell

Application no: 15/01736/OUT/2

Proposal: Erection of a building for retail use within Class A1, along with related access, parking, servicing, landscaping and other works

Location: Land North Of Bicester Avenue Garden Centre Adj To Oxford Road Bicester

Purpose of document

This report sets out Oxfordshire County Council's view on the proposal.

This report contains officer advice in the form technical team responses. Where local members have responded these have been attached by OCCs Major Planning Applications Team (planningconsultations@oxfordshire.gov.uk).

District: Cherwell

Application no: 15/01736/OUT/2

Proposal: Erection of a building for retail use within Class A1, along with related access, parking, servicing, landscaping and other works

Location: Land North Of Bicester Avenue Garden Centre Adj To Oxford Road Bicester

Strategic Comments

This response relates to the amended Flood Risk Assessment submitted in November 2015 following comments from Thames Water and OCC on application 15/01736/OUT.

All previous comments as set out in OCC's response of 04 November 2015 still stand, except as modified in this response.

In summary, the revised Flood Risk Assessment is acceptable subject to additional planning conditions.

Officer's Name: David Flavin

Officer's Title: Senior Planning Officer

Date: 01 December 2015

District: Cherwell

Application no: 15-01736-OUT-2

Proposal: Erection of a building for retail use within Class A1, along with related access, parking, servicing, landscaping and other works

Location: Land North Of Bicester Avenue Garden Centre Adj To Oxford Road Bicester

Transport

Recommendation

No objection subject to conditions

Key issues

- This is a revised planning application incorporating an amended Flood Risk Assessment (FRA) following comments from Thames Water and OCC. All other transport related aspects of the planning application appear unchanged.
- Previous comments as set out in OCCs response of 04 November 2015 apply, except as modified in this response.
- The revised FRA is acceptable but has generated further conditions of planning permission.

Legal agreement required to secure

Previous legal agreement requirements as set out in OCCs response of 04 November 2015 apply.

Conditions

Previous conditions as set out in OCCs response of 04 November 2015 apply.

Prior to the completion of surface water discharge the outfall shall be checked and cleared if necessary.

Soakage tests shall be undertaken on site during construction.

Detailed comments

Previous conditions as set out in OCCs response of 04 November apply, except as modified here.

Drainage

The revised FRA is acceptable, although it generates the need for further conditions.

Section 6.3 of the amended Flood Risk Assessment states that:

“It is understood that there is a robust surface water drainage network located within the Bicester Avenue home and garden retail park, further information is included in Section 8. A drainage ditch is located adjacent to the eastern boundary of the subject site and is shown to flow in a south easterly direction before turning in an easterly direction before passing into an attenuation pond. The outlet from the attenuation pond flows into a ditch flowing a north easterly direction before confluencing with Langford Brook to the east.”

It would be a requirement to ensure that the ditch system is clear and maintained.

Also, soakage tests should be undertaken on site during construction.

Officer's Name: Chris Nichols

Officer's Title: Transport Development Control

Date: 27 November 2015
