

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

**Our ref:** WA/2014/117285/01-L01

**Your ref:** 14/00405/REM

**Date:** 07 April 2014

Dear Sir/Madam

**Land south west of Bicester adjoining Oxford Road and Middleton, Stoney Road, Bicester, Oxfordshire**

**Reserved matter application for landscaping scheme for an area of strategic informal open space (referred to as Pingle Brook) serving the SW Bicester (Kingsmere) development. Amended scheme to that approved under 11/00252/REM**

Thank you for consulting us in regards to the above reserved matters application. Please quote our reference in any future correspondence.

We previously provided responses to application 11/00252/REM on 06 April 2011 and 20 November 2011. On these occasions we provided no objections responses.

### **Environment Agency position**

We have **no objections** to the proposed development as submitted.

### **Flood Risk**

The Design and Access Statement outlines landscape design and layout amendments but does not confirm any detail around development drainage. There is a surface water drainage condition on the outline application which covers the whole of the development site. Please note that additional work will be required to discharge that condition for any parcel of development.

### **Biodiversity**

We are pleased to see that the amended plans (drawings DFD/BIC/PB/L5 & DFD/BIC/PB/L6) include an 8 metre buffer zone alongside the Pingle Brook and that the relocation of the playground will not encroach upon this. This area should be free from



built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. Any grasses within the buffer zone should be appropriate to the habitat, for example native, local provenance riparian seed mixes. This is vital as development that encroaches on watercourses has a potentially severe impact on their ecological value. Land alongside the Pingle Brook is particularly valuable for wildlife and it is essential this is protected.

### **Informative**

Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Pingle Brook, designated a 'main river'.

Please feel free to contact me if you have any questions.

Yours faithfully

**Mr. Michael Doyle (on behalf of Jack Moeran)**  
**Sustainable Places Planning Advisor**

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cc Countryside Properties Ltd