

Cherwell District Council
Planning & Development Services
Bodicote House White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2016/121827/01-L01
Your ref: 15/02103/REM
Date: 26 February 2016

Dear Ms Griffiths,

Reserved matters to application 06/00967/OUT - provision of local centre to include community centre (CLASS D1), youth centre (class D1), nursery (class D1), convenience store (class A1), 4 x retail units (class A1/A2/A3/A4 and/or A5) and associated development including public square, landscaping, car parking, recycling point and ancillary servicing yard off Whitelands way, at the Kingsmere development, south west Bicester.

Formerly 2 Whitelands Farm, Cottages Street From Middleton Stoney Road To Whitelands Farm, Chesterton, Bicester, OX26 1RS

Thank you for consulting us on this matter. We received the letter on 08 December 2015 and we are now in a position to respond. Apologies for the delay in responding to this application, we have had an extremely high workload recently.

We object to this reserved matters application due to the lack of information submitted. However, please note that this is the final response we will make to this application as we are no longer consultee for surface water and Oxfordshire Lead Local Flood Authority are taking responsibility for all historic reserved matters applications in relation to surface water disposal from 01 January 2016.

We reviewed the following:

- Planning Statement – South West Bicester (Kingsmere), Nov 2016, Issue/ Revision B, Reference 180601.
- Landscape Masterplan – Drawing no. 2226/LC/001 Rev L
- Site Location – Drawing no AGA005 Rev D
- Local Centre Car Park Drainage Layout – Drawing no. 1903-LCP-500 Rev G.

Environment Agency position

After review of the information submitted we are not in the position to approve the removal of these reserved matters.

Paragraphs 6.26 and 6.27 of the Planning Statement (South West, Bicester (Kingsmere), Nov 2016, Issue/ Revision B, Reference 180601) explains that there is a

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site wide drainage strategy that this reserved matters application complies with. It mentions that the piped network will drain the car park to the agreed rate of 8/l/s for the 1 in 10 flood event.

No information has been submitted which explains in detail how this application site will drain in a flood in excess of a 1 in 10 year flood event up to the 1 in 100 year plus a suitable allowance for climate change. This information is required to understand if this application site floods for any event up to the 1 in 100 year flood event and if so where.

Advice to LPA

We are currently in the transitional period of handing over consultation for surface water flooding to the Lead Local Flood Authority (LLFA). We advise that the information above is requested from the applicant and the LLFA is consulted when it comes in.

Yours sincerely,

Mr Jack Moeran
Planning Advisor

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cc Terence O'Rourke Plc