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Planning & Development services
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Our Ref: PPB/18:0038/5106
Email: paulb@mjaconsulting.co.uk

Dear Sir/Madam

RE: FORMER LEAR CORPORATION, BESSEMER CLOSE, BICESTER, OX26 Your Ref: 17/00488/DISC

With reference to the correspondence to yourselves from Thames Water dated 27 December 2017 in connection with the discharging of Planning Condition 9, I would respond as follows.


The current discharge from the development site to the northern outfall is 2,095m², post development this is reduced to 1,870m² a reduction of circa 10%. The Southern area currently discharges 9,000m² with post development reduced to 5,032m² a reduction of 55%. In both cases we have introduced permeable paving to the private parking courts and parking spaces with control devices to restrict flows to 1.0 l/s together with attenuation within the permeable sub base to accommodate a 1 in 100 year + 40% storm event thus reducing the intensity of the flows into the receiving sewers and increasing the length of time of concentration along with providing improved water quality.

As can be seen from above we have tried to replicate the flows post development to that currently discharging, also by using the two outfalls we have avoided the need to unduly raise the site. The flows to each outfall have been provided to Thames Water and these have informed the Technical approval received. The FRA also clearly shows the development discharging to the two points identified on the detailed design.

The existing DN225 sewer was laid extremely flat and was not at a gradient where self-cleaning velocities were achieved by increasing the diameter to 300mm this has improved the self-cleansing velocity of the sewer and in turn will improve the maintenance of the sewer.

As mentioned above we have received consent from Thames Water to the sewer diversion and the new onsite sewers under a Section 104 agreement and have also obtained consent to consent to the existing sewer network via a Section 106 Agreement. I trust the above will allow you to discharge this outstanding condition, however should you require any further information or wish to discuss the project further please do not hesitate to contact myself.

Yours faithfully


Paul P Berrin
For MJA CONSULTING

