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**Sam Merry Taylor**

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**From:** Planning  
**Sent:** 19 March 2010 09:52  
**To:** DC Secretaries  
**Subject:** FW: Condition 12 - 06/00967/OUT  
**Attachments:** dps1.rtf

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**From:** Kidd, Michelle [mailto:Michelle.Kidd@environment-agency.gov.uk]  
**Sent:** 19 March 2010 09:49  
**To:** Linda Griffiths  
**Cc:** Planning  
**Subject:** Condition 12 - 06/00967/OUT

Hello Linda

This is the latest response that was sent to Steve Price of Countryside Properties.

Regards

Michelle Kidd (Planning Liaison Officer)  
The Environment Agency  
Red Kite House  
Howbery Park  
Wallingford  
OX10 8BD

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19/03/2010

Mr. S. Price  
Countryside Properties  
The Drive  
Great Warley  
Brentwood  
CM13 3AT

**Our ref:** WA/2010/107756/01-L01  
**Your ref:** 06/00967/OUT  
**Date:** 05 March 2010

Dear Mr. Price

**DISCHARGE OF CONDITION 12: CONSTRUCTION OF UP TO 1585 NO. DWELLINGS; HEALTH VILLAGE TO INCLUDE HEALTH AND EMPLOYMENT USES; B1 AND B2 EMPLOYMENT USES; LOCAL CENTRE COMPRISING SHOPS, PUB/RESTAURANT, CHILDREN'S DAY NURSERY, OFFICES AND A COMMUNITY CENTRE; 2 NO. PRIMARY SCHOOLS AND 1 NO. SECONDARY SCHOOL; HOTEL; SPORTS PAVILION; FORMAL AND INFORMAL OPEN SPACE; LINK ROAD BETWEEN A41 AND MIDDLETON STONEY ROAD/HOWES LANE JUNCTION; ASSOCIATED NEW ROADS, JUNCTIONS, PARKING, INFRASTRUCTURE, EARTHWORKS AND NEW ACCESSES TO AGRICULTURAL LAND.  
LAND AT WHITELANDS FARM, SOUTH WEST OF BICESTER ADJOINING OXFORD ROAD.**

Thank you for your letter dated 24 February 2010 regarding the above site.

**We are unable to recommend discharge of Condition 12** because the concerns raised our letter dated 18 February 2010 have not been sufficiently addressed.

As outlined in our maintained objections to the Reserved Matters applications for this site, the surface water drainage techniques proposed for the spine road are not in accordance with the Design Code dated April 2008. The Design Code states that 'Primary Streets' such as the spine road will feature swales or localised infiltration areas with French Drains below discharging to highway drains.

Although we acknowledge that the techniques outlined for the primary roads are not in the 'Mandatory red text', we do not see this as a reason for them to be disregarded with out suitable justification. The surface water drainage proposed for the spine road indicates a reliance on piped drainage. For us to find the surface water drainage system for the spine road acceptable, the design should be revised

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to include a range of sustainable drainage techniques in accordance with the approved Design Code.

As mentioned our previous letter, dated 18 February, we are particularly concerned that the submitted drawing 1903/D/102 Rev K does not show the filter drains which we have previously approved for this section. This has not been addressed.

There has still been no consideration of the use of filter strips through the sections of the spine road which run through parkland. This approach would be in accordance with the SUDS Management Train which advocates treating and infiltrating surface water as near to its source as possible, as well as the mandatory red text on page 48 of the Design Code which states that "*The maximum amount of infiltration as near to source as is reasonably practical*" should be provided.

There is potential to achieve a good surface water management scheme on this site as a whole, but to achieve this, it is important that best practice SUDS techniques are implemented wherever possible throughout the development, in accordance with the clear commitment to this in the Design Code and SUDS Management Train approach.

To our knowledge, we have not received detailed calculations to demonstrate that the performance of the surface water drainage system along the roads is in accordance with the approved surface water drainage scheme and the requirements of PPS 25. It is imperative that we receive this information. As outlined in our previous letter, the highway drainage will convey flows from large areas of the development site, not just surface water generated on the road surfaces. It is important at this detailed design stage for it to be demonstrated that the drainage network is sufficient to take the flows allocated in the approved surface water drainage scheme, whilst meeting the requirements of PPS 25.

We would like to clarify that although we acknowledge that Oxfordshire County Council may have agreed to the design and are the adopting authority, we have a different remit. It is our responsibility to ensure that the surface water drainage scheme will not only suitably manage flood risk in accordance PPS 25, but also offer wider sustainability benefits.

If you have any questions please don't hesitate to contact me.

Yours sincerely

**Ms Michelle Kidd**  
**Planning Liaison Officer**

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