

**Sam Merry Taylor**

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**From:** Planning  
**Sent:** 19 March 2010 10:59  
**To:** DC Secretaries  
**Subject:** FW: Condition 49 of 06/00967/OUT  
**Attachments:** dps1.rtf

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**From:** Kidd, Michelle [mailto:Michelle.Kidd@environment-agency.gov.uk]  
**Sent:** 19 March 2010 09:53  
**To:** Linda Griffiths  
**Cc:** Planning  
**Subject:** Condition 49 of 06/00967/OUT

Hello Linda

This is the recommended discharge of Condition 49.

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. J. Allen-Morley  
WSP Development and Transportation  
Mountbatten House  
Basing View  
Basingstoke  
Hampshire  
RG21 4HJ

**Our ref:** WA/2009/106551/03-L01  
**Your ref:** JAM/pb/1903A  
**Date:** 02 September 2009

Dear Mr. Allen-Morley

**ENQUIRY RELATING TO DISCHARGE OF CONDITION 49 OF 06/02225/OUT. 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.**

I refer to your letter dated 01 August 2009 regarding the above site. I apologise for the delay in our response.

Your letter includes:

- Micro drainage calculations.
- Drawing number 1903/RP/007 Rev E, (Foul and Surface Water Drainage), dated Feb 2008.
- Drawing number 1903/D/002 Rev A (Surface water drainage strategy), dated June 2007.
- Drawing number 1903/RP/008 (Foul and surface water drainage), dated Feb 2008.
- Drawing number 1903/SK/106 Rev A (Overland flood routing), dated July 2009.
- Drawing number 1903/SD/040 Rev A (Single pipe concrete bagwork

Environment Agency  
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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headwall), dated October 2007.

We refer to the points made in the letter under the same sub-headings for ease of reference:

#### **Condition 49 – Watercourse location**

We are now satisfied with the location of the pond in relation to the watercourse. Thank you for providing clarification on this point.

#### **Condition 49 – Inclusion of 30% allowance for climate change**

We acknowledge that the increase in pipe sizes in the northern portion of the site has resolved the surface water flooding issues up to and including the 1 in 100 year storm event with a 30% allowance for climate change (the design storm event). The amount of flooding of the system that has been identified during the critical design storm event is considered to be insignificant and would be safely contained on the site.

However, the discharge rate from the phase 1 surface water drainage network into the site attenuation ponds appears to exceed the maximum allowable discharge for the of 210l/s, identified in a letter from Jim Allen-Morley, dated 27 May 2009.

Although this issues needs to be resolved, it is related to the surface water drainage network for the detailed phasing of the development and not related to the overarching surface water drainage scheme for the development as a whole. It is therefore our opinion that this issue should be viewed under Condition 12 rather than Condition 49.

#### **Condition 49 – Large Headwalls**

We acknowledge that level of bank protection that will be used in the detailed design will be appropriate to the site specific requirements. We are happy to agree the detailed design of the outfalls through the Flood Defence Consent process.

#### **Summary**

Although we have outstanding concerns in relation to the surface water discharge rates to the pond from the phase 1 network, we believe that this should be assessed under Condition 12 rather than Condition 49. For this reason we are now able to recommend the discharge of Condition 49 but development must not commence until the outstanding issue is resolved, in accordance with the requirements of Condition 12.

Following our telephone conversation earlier today, please send the relevant details regarding surface water drainage for the reserved matters application (Phase 1 of this development). The planning reference is 09/00174/REM. Many of the issues addressed during our correspondence regarding outline conditions may also be relevant to the objection we have for the reserved matters application 09/00174/REM.

**Informative**

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Pingle Stream main river.

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

Yours sincerely

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

Direct dial 01491 828455

Direct fax 01491 834703

Direct e-mail [michelle.kidd@environment-agency.gov.uk](mailto:michelle.kidd@environment-agency.gov.uk)