

Sam Merry Taylor

LGT

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

From: Kidd, Michelle [mailto:Michelle.Kidd@environment-agency.gov.uk]
Sent: 19 March 2010 09:46
To: Linda Griffiths
Cc: Planning
Subject: SW Bicester condition 12 - 06/00967/OUT

Hello Linda

This is the latest letter regarding condition 12.

Regards

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

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19/03/2010

Ms L. Griffiths
Cherwell District Council
Planning and Development Services
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Our ref: WA/2010/107659/01-L01
Your ref: 06/00967/OUT
Date: 18 February 2010

Dear Ms. Griffiths

**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 consultation which we received on 02 February 2010

We have assessed the received documents and have the following comments.

Condition 12 of 06/00967/OUT

We are unable to recommend the discharge of condition 12.

The surface water drainage scheme for the spine road and perimeter road is not in accordance with Condition 12 for the following reasons:

- The range of surface water drainage techniques proposed for the spine road is not in accordance with the Design Code dated April 2008.
- There are no calculations to demonstrate that the surface water drainage system along the roads is in accordance with the approved surface water

drainage scheme.

As outlined in our objections to the Reserved Matters applications (09/01528/REM and 09/01532/REM) 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. The surface water drainage proposed for the spine road shown in drawings 1903/D/102 Rev K (top section of spine road), 1903/D/107 Rev K (middle section of spine road), 1903/D/108 Rev K (eastern wing of spine road), 1903/D/111 Rev G (bottom section of spine road) and 1903/D/112 Rev E (bottom section of spine road) indicate a reliance on piped drainage.

For us to find the surface water drainage system for the spine road acceptable, the design should be revised to include a range of sustainable drainage techniques in accordance with the approved Design Code. 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.

As suggested in our response to the Reserved Matters Planning Application (09/01528/REM), we suggest that surface water generated on the sections of the spine road which run through parkland should be allowed to simply run off over filter strips and onto adjacent land. 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.

The sections of the surface water drainage for the boundary road shown in drawings 1903/D/106 Rev D and 1903/D/112 Rev E includes the used of swales or ditches in accordance with the Design Code and the principle of the design is therefore acceptable to us.

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 that drainage network calculations are submitted. These calculations should demonstrate that the proposed system will be of suitable capacity to convey the flows allocated in the approved surface water drainage scheme.

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

Yours sincerely

Ms Michelle Kidd
Planning Liaison Officer

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cc WSP

End