

Bennett, Richard - Communities

From: Bennett, Richard - Communities
Sent: 07 October 2019 18:13
To: James Kirkham
Cc: Peart, Timothy - Communities; Plater, Roger - Communities; White, Joy - Communities; Nathanael Stock; Khan, Moaz - Communities
Subject: Great Wolf Lodge
Attachments: 05-Drainage schedule.docx

Follow Up Flag: Follow up
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Hi James,

Further to the meeting and our telephone conversation earlier, I would like to apologise again for my reaction at the end of the meeting but I hope you understand that I am very frustrated that our comments continue to be ignored and are not being taken seriously by the applicant.

With only 2 minutes being left to talk through drainage, I have basically wasted 4.5 hours of my time today with travelling to and from the meeting, and although I am happy to attend further meetings, I am not prepared to attend the next one just to argue that the site is in line with local and national standards when it clearly isn't.

This is the 6th pre app meeting but the first meeting that drainage has been asked to attend. We made it clear drainage input should be considered at the start to ensure the drainage and flood risk requirements are incorporated into the layout.

We have provided pre-app comments in June attached and further comments to the drainage consultant below.

We have made it pretty clear throughout that the existing drainage features must be retained. The site is currently drained by a ditch network and three ponds, one of which is large enough to be classed as a lake. This is in an area of high groundwater.

These existing features are all planned to be removed and replaced by a strategy relying mostly on a piped system to underground storage which goes totally against the Oxfordshire Local Standards document.

Therefore the LLFA cannot support the proposed strategy and also the proposed layout, as the development will completely change and compromise the existing drainage regime, post development.

Significant changes need to be made to the strategy and layout before the next meeting to avoid further time wasted.

Regards,

Richard

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Flood Risk Engineer

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From: Bennett, Richard - Communities
Sent: 22 July 2019 12:59
To: Michael Smith <Michael.Smith@curtins.com>; Beaumont, John - Communities <John.Beaumont@Oxfordshire.gov.uk>
Cc: Drainage - E&E <Drainage@Oxfordshire.gov.uk>; White, Joy - Communities <Joy.White@Oxfordshire.gov.uk>
Subject: RE: Request for Comments on Proposed SW Strategy for Development

Dear Mike,

Apologies for the delay in getting back to you. I can confirm that we have provided initial detailed comments on the application which are attached.

At the moment I can see you haven't provided a drainage strategy so I am not sure what more information we can give you other than commenting on the proposed layout.

We are very disappointed our previous advice has been ignored and we see a number of meetings have been taking place and the layout is being progressed before the drainage has been considered despite requests from our transport planning team to the planning officer regarding this.

Back in March, we also provided the below comments which were fed back to the planning officer on the proposed planning performance agreement.

“With regard to the programme of meetings, we are concerned that consideration Flood Risk and Drainage (and Archaeology), are occurring too late in the process. There will already be 3 revisions of plans and a significant amount of design input before they are invited into the process so things may have to be radically changed to accommodate the drainage and flood risk issues. The design must fully understand the existing drainage regime and flood risk issues at the site to inform any proposed layouts. The required SuDS measures must not be limited by the layout or design.”

At the moment we have concerns that the layout is not allowing adequate space for above grounds SuDS and we see that existing drainage features are proposed to be removed which the LLFA cannot support.

Regards,

Richard

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From: Michael Smith <Michael.Smith@curtins.com>
Sent: 22 July 2019 11:51
To: Beaumont, John - Communities <John.Beaumont@Oxfordshire.gov.uk>
Cc: Drainage - E&E <Drainage@Oxfordshire.gov.uk>; Bennett, Richard - Communities <Richard.Bennett@Oxfordshire.gov.uk>
Subject: Request for Comments on Proposed SW Strategy for Development

Good Morning John,

I have been trying to get in contact with the LLFA at Oxfordshire but have received no response from Richard Bennett.

I am assuming that you are also able to help me with this. But please correct me and direct me to a suitable person if I am wrong.

I am looking to arrange a meeting with the LLFA to discuss the attached proposal. We are reviewing potential options for the discharge of surface water from a site north of Chesterton but due to site constraints believe that early discussions with the LLFA are needed. The proposed site discharge would be greenfield, with a maximum rate of 33l/s. Would you be able to attend a meeting to discuss?

Kind regards,

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