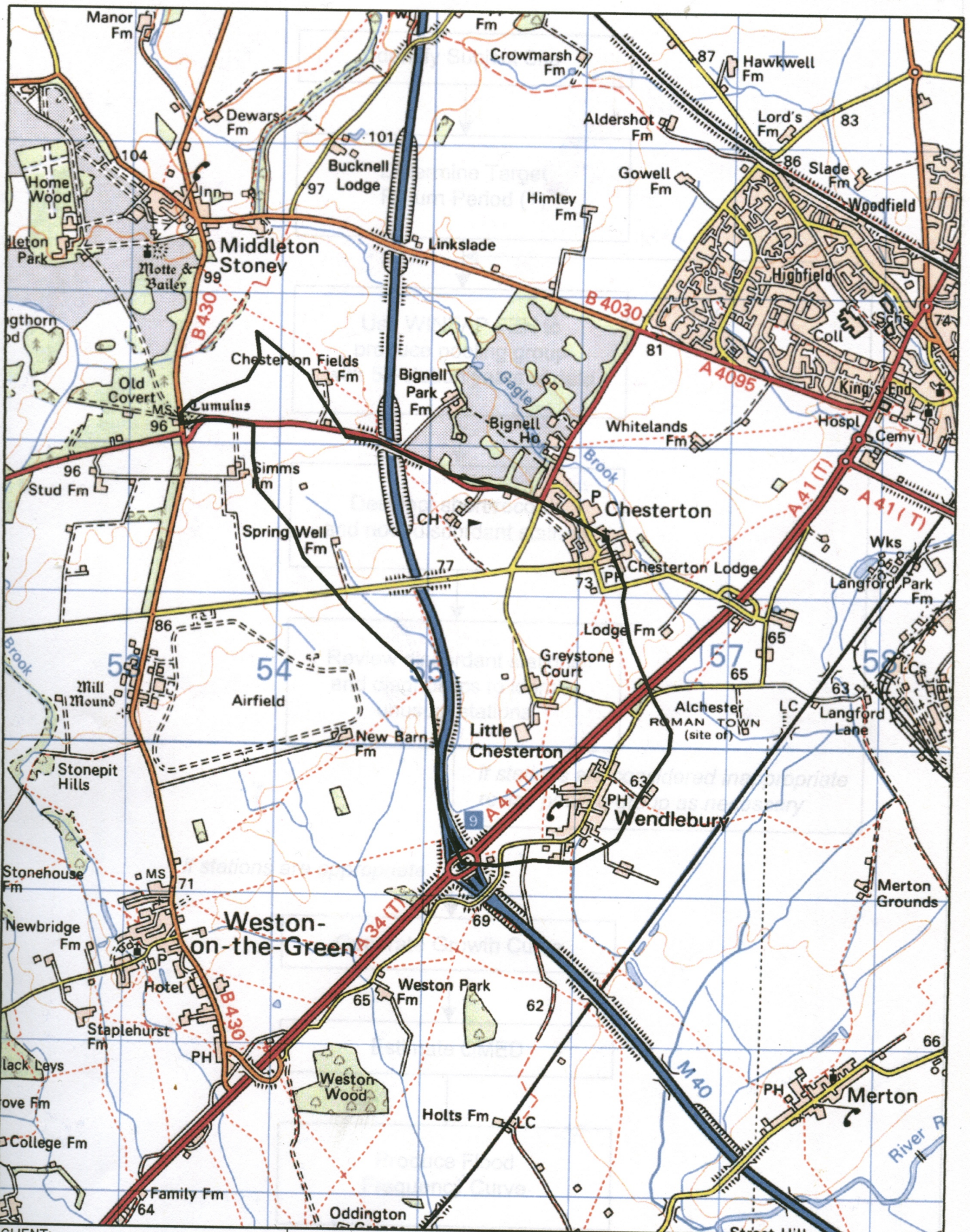


Comment for planning application 19/02550/F

Application Number	19/02550/F
Location	Land to the east of M40 and south of A4095 Chesterton Bicester Oxon
Proposal	Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping
Case Officer	Clare Whitehead
Organisation	
Name	Jane Burrett
Address	The Laurels, Main Street, Wendlebury, Bicester, OX25 2PJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposed development because of the scale and the height of buildings size of the car park. The local roads to access the site are narrow rural roads and are inadequate for this type of large scale development. The A34/A41 and Junction 9 of M40 are already overcapacity. I also object to the inadequate assessment of Flood Risk and particularly the Drainage and SuDs Strategy which CURTINS have supplied. There are ERRORS OF FACT in these documents. SEE ATTACHED a Catchment area map for Wendlebury Brook prepared in 2001 by PBA for the Environment Agency and CDC (2001 Hydrology Survey in view of increased frequency of flooding events in Wendlebury village after the opening of the M40 extension and dualling of the A41) showing that the proposed site is part of Wendlebury Brook catchment area. SEE ATTACHED a copy of 068535-CUR-00-XX-RP-C-00002 Curtins Drainage and SuDs Strategy PAGE 11. 1. The diagram labels the Wendlebury Brook flow under the A41 into the village as being the GAGLE BROOK. 2. It shows no link to the Wendlebury Brook other element from Spring Well Farm. 3. the paragraph at the top of the page states "It is assumed that all surface water is currently discharged from the existing sitesouthward to the Gagle Brook" The discharge to the proposed site is to the catchment of the WENDLEBURY BROOK. In the Flood Risk Assessment ES Vol 2 app 12.1 part 1 there are diagrams on pages 6,9,11. My comments are on these pages: Page 6 a blue to the NW of M40 is shown as DRAIN. This is Wendlebury Brook from north of Akeman St. flowing under the M40 to Little Chesterton where it joins the flow to Wendlebury village from the proposed site. Page 9 Labels the Wendlebury Brook just north of the culvert under the A41 as being the Gagle Brook. This page also leaves out of the diagram the the line of the Wendlebury Brook from Spring Well Farm. Page 11 shows Spring Well Farm and the line of the Wendlebury Brook but there is a blank where the connection from the proposed site southwards via Little Chesterton links with Wendlebury Brook. There would need to be more mitigation, than suggested in these documents, from the proposed site than there is already for the risk to Wendlebury houses to be maintained even at the level it is now. The main street of Wendlebury is designated Flood Risk 3. From the culvert under the A41 the flow into the village of the Wendlebury Brook is Main River not Ordinary Watercourse. The brook in the village has an EA monitoring box. The brook in the village and downstream is cleared by contractors for the EA. SEE ATTACHED a photograph of a high water event in 2007 showing the main street looking southwards with the public house on the left</p>
Received Date	02/01/2020 13:02:37
Attachments	<p>The following files have been uploaded:</p> <ul style="list-style-type: none">• Curtins Drainage&SuDspage110001.pdf• wendlebury brook catchment area pba flood study 2001.pdf• P7200009 July 20 2007 14.12 WENDLEBURY.pdf





CLIENT:



**ENVIRONMENT
AGENCY**



SCALE: NTS

REV: A

DATE: 13/03/2001

FILE: Wend_Location.WOR

DRAWING No:

Figure 1

Wendlebury Brook Study Catchment Location Plan

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NETWORK ADDRESS: //PROJECTS/11000/11532/MapInfo

It is assumed that all surface water is currently discharged from the existing site via a series of swales and culverts, leading flows southward to Gagle Brook. Figure 4-3 shows the approximate route, with swales shown in green and culverts in purple. This is the understanding taken from the flow direction of the ditched on the topographical survey, site walk overs and evidence given by the golf resorts maintenance staff.

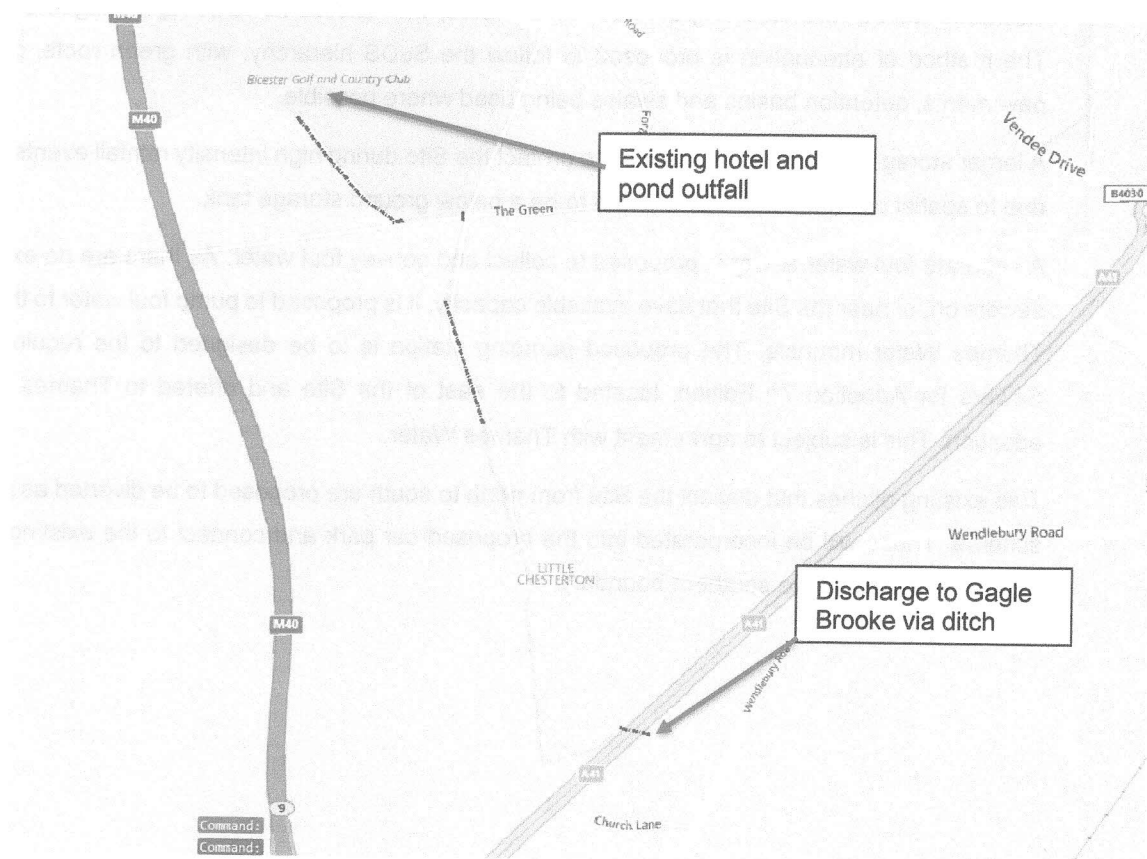


Figure 4-3: Surface Water Discharge Route