

Rachel Tibbetts

From: Bernadette Owens
Sent: 13 October 2020 09:29
To: DC Support
Subject: FW: 20/02469/SCOP

Please log etc.

From: david_jones [REDACTED]
Sent: 12 October 2020 16:29
To: Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>
Subject: 20/02469/SCOP

Gagle Brook House
Chesterton
Bicester OX261UF
11 October 2020
[REDACTED]

Ms Bernadette Owens
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Cherwell District Council
Bodicote House
Bodicote
Banbury OX15 4AA

Dear Ms Owens,

20/02469/SCOP Location: Land On The North East Side of Gavray Drive, Bicester

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the EIA Regulations 2017):

Scoping Opinion - Environmental Impact Assessment (EIA) of the allocated Gavray Drive site in Bicester

I object to any new housing in the area to the northeast of Gavray Drive.

I refer to the paragraph 7.6 on Page 18 of the report by David Lock Associates:

7.6 Natural England has historically raised concerns regarding the potential for downstream impacts of the proposal, via adverse changes in water quality and/or flow within the Langford Brook, on two downstream SSSIs. The hydrology chapter will consider the potential for changes in water quality and/or flow in the Langford Brook with respect to the downstream SSSIs.

While we share the concerns of Natural England for SSSIs downstream and those of local people about the almost catastrophic effect on the biodiversity of an almost unique habitat for plants and animals (if house building were to be allowed on this site) we have additional concerns. We have considerable experience of the flooding downstream from the Gagle Brook, the Langford Brook and their tributaries, especially in the village of Wendlebury and the hamlet of Little Chesterton.

Houses have been flooded in Wendlebury. Both settlements have suffered greatly increased flooding in recent years that can be attributed to 'developments' upstream. The severe flooding on 6th October 2020 being the most recent event.

The increased flooding in Wendlebury is particularly worrying. Although some of this flooding is the result of storm water from two streams in Little Chesterton from the west, most of the flooding in Wendlebury is from the Langford Brook at the east. This is complicated 1) by a stream running **out** of the Gagle Brook, through Bowler's Copse towards Wendlebury from the north and 2) some backing up from the network of streams and ditches at the southern edge of Wendlebury.

The overall problem is the very gentle slope of the land south of Graven Hill. This complex of streams and ditches produces water meadows in winter, a natural phenomenon. These areas also act as natural water holding area at other times of the year as well.

The system appears to have managed much of the storm-water from Bicester in the past, but with the great increase in housing, retail properties, sports facilities and hotels in south Bicester and north- east Chesterton, the increase in heavy rain events have now exceeded a threshold such that the capacity of the system has been greatly exceeded. The flooding has been getting worse year by year. There are also consequences further downstream in Oxford that have been a cause of concern for many years.

Although the current circumstances are very unsatisfactory, any further increases in hard surfaces upstream are to be deplored. In these circumstances, there are very strong objections to any further building work in the catchment area of the Langford Brook.



David A Jones

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