

Andy Bateson

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 16 March 2023 11:56
To: Anthony Tew
Cc: Neil Cottrell; Lewis Knox
Subject: RE: Upper Heyford- Phase 9 objection FAO Sarah Green (16871)

Redsquid

Warning: Sender Planning_THM@environment-agency.gov.uk has never sent any emails to your organization. Please be careful before replying or clicking on the URLs.

[Report Phishing](#) [Remove Banner](#)

powered by Graphus®

Dear Anthony,

Please accept my apologies for the delay in responding. We are significantly short staffed which means we experiencing lengthy delays.

It looks as though we may have screened the consultation from Cherwell without knowing the history and so a response was sent on 03-03-2023 saying we wouldn't want to comment on this detail. I would be very grateful if this can be discounted and removed from the planning portal on Cherwell DC's website as we do wish to comment.

Based on the details within your email below dated 29-11-2022, you confirm that all drainage features with the exception of the northern attenuation basin will be lined so no infiltration through to groundwater is proposed. Providing the planning authority are satisfied with the details submitted, we would be able to agree to the discharge of condition 11 for Phase 9.

Kind regards,

Sarah

Sarah Green

Planning Advisor, Thames Sustainable Places Team

Environment Agency, Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

Tel : 0208 474 9253

Normal working hours:

MON/TUE/WED/FRI 10am – 2pm

THUR 10am – 5pm

Speak to us early about environmental issues and opportunities – We can provide a free pre-application advice note or for more detailed advice or meetings we can provide a project manager to co-ordinate specialist advice which costs £100 per hour + VAT. For more information, please email us at planning_THM@environment-agency.gov.uk



From: Anthony Tew <a.tew@Woodshardwick.com>
Sent: 28 February 2023 10:05
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Cc: Neil Cottrell <N.Cottrell@dorchestergrp.com>
Subject: RE: Upper Heyford- Phase 9 objection FAO Sarah Green (16871)

You don't often get email from a.tew@woodshardwick.com. [Learn why this is important](#)

Good morning

I do not appear to have had a response to the below as of yet.

Regards,
For & on behalf of Woods Hardwick Ltd

Anthony Tew
Associate

M: 07917 336922



BEDFORD OFFICE
15-17 Goldington Road
Bedford
MK40 3NH

T: 01234 268862
W: woodshardwick.com

Please consider the environment before printing this email

Disclaimer: The information contained within this Email, including any attachments, is intended for the sole use of the person to whom the Email is addressed and may contain confidential and/or privileged information. If you received the information in error please contact Woods Hardwick 01234 268862 and delete the email including attachments from your computer. Woods Hardwick accept no legal liability for the content of the message. Any opinions or views presented are solely the responsibility of the author and do not necessarily represent those of Woods Hardwick. Woods Hardwick may monitor the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. Although we have taken reasonable steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free. Protection of our Copyright and Intellectual Property Rights.

1. All design rights and copyright in all technical information drawings models bills of quantities specifications schedules details plans calculations or other materials provided or to be provided by the Us in respect of the Project and all amendments and additions thereto (whether in existence or yet to be made) and any works designs or inventions by Us incorporated or referred to in the Project ("the Documents") shall remain vested in Us. 2(a). Upon payment of Our Fee in full, We grant to You a non-exclusive royalty-free licence to use and reproduce the Documents for all purposes relating to the Project only. The licence extends to use of the Documents for the extension of the Project, but such use shall not include a licence to reproduce the designs contained in the Documents for any extension of the Project or any other project. 2(b). The Documents will be provided in non-editable format only. If You wish to edit or modify the Documents or wish your contractors, agents or consultants to edit or modify the Documents then You must ask for Our agreement in writing first. We shall be entitled to payment of an Additional Fee which must be paid in full by You before permission is granted. 2(c) Should We agree under clause 2(b) to provide editable Documents to You and/or your contractors, agents or consultants; they and You are only permitted to modify the Documents including the intellectual property contained therein for the purposes of the Project and no other project or purposes; to use on other projects or for other purposes will be an infringement of our intellectual property rights. 3. We shall not be liable for any use of the material for any purpose other than that for which they were originally prepared. 4. Where Our reports include third party material, such as photographs or plans, all copyright issues and payments will be Your responsibility.

Woods Hardwick Ltd. Registered in England No. 2133642 Registered Office: 1 RUSHMILLS, NORTHAMPTON, NN4 7YB
VAT Number:479305421GB

From: Anthony Tew
Sent: 16 February 2023 14:32
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Cc: Neil Cottrell <N.Cottrell@dorchestergrp.com>
Subject: Upper Heyford- Phase 9 objection FAO Sarah Green (16871)

Good afternoon Sarah

I hope you're well.

I understand is that the LPA commenced formal re-consultation with yourselves in mid-December shortly after the below email was sent out.

Are there are any queries that you require further details on? If you have any technical queries whatsoever please do not hesitate to contact me either via telephone or email to avoid any extended uncertainty to the developer's programme/ progress.

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 16 December 2022 11:07
To: Anthony Tew <a.tew@WoodsHardwick.com>
Subject: RE: Upper Heyford- Phase 9 objection FAO Sarah Green (16871)

Hi Andrew,

Thank you for your email and my apologies for the delay in responding. I'm very sorry but we simply don't have capacity to engage in any work that is not a statutory consultation from a planning authority.

Any responses we have made on planning applications or conditions that need to be addressed prior to a decision being issued, should be sent to the planning authority who will consult us.

Kind regards,

Sarah

Sarah Green

Planning Advisor, Thames Sustainable Places Team

Environment Agency, Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

Tel : 0208 474 9253

Normal working hours:

MON/TUE/WED/FRI 10am – 2pm

THUR 10am – 5pm

Speak to us early about environmental issues and opportunities – We can provide a free pre-application advice note or for more detailed advice or meetings we can provide a project manager to co-ordinate specialist advice which costs £100 per hour + VAT. For more information, please email us at planning_THM@environment-agency.gov.uk



**Creating a better place
for people and wildlife**



From: Anthony Tew <a.tew@Woodshardwick.com>
Sent: 29 November 2022 10:58
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Subject: Upper Heyford- Phase 9 objection FAO Sarah Green (16871)

You don't often get email from a.tew@woodshardwick.com. [Learn why this is important](#)

Good morning Sarah,

Woods Hardwick are the engineers who have been working for Dorchester Living on the above development. They have asked that I make contact with regards to some Phase 9 planning comments you have provided to the LPA. Unfortunately I haven't been able to reach you via phone although I have left you a voicemail.

I believe your email below (dated 28th Oct 2022), is based on some earlier comments from 2021 (attached).

Phase 9 initially had several unlined elements which would be classed as infiltrating which I believe your concerns initially related to. Third party contamination testing was carried out in July 2021 to confirm if these were suitable. I do not believe you have been sent this report to date so have attached it to this email (albeit with an incorrect date at the top). I note that the LPA have recently been provided a copy from Dorchester directly too.

Around the time of the report many of the infiltrating elements were removed with the exception of the northern pond as the report's site and lab testing confirmed there was no contamination in the area. Below is a summary of each of the elements, which in combination with the report, should hopefully alleviate your concerns:

1. Porous/ permeable paving. These areas all have an Impermeable Liner installed and have been designed with no infiltration. Drawing 1277 confirms the inclusion of the impermeable liner for this element.
2. Southern attenuation basin- This soft landscaped storage feature includes an impermeable liner and has been designed with no infiltration. Drawing 1261 (currently rev P) confirms this in lined. We note that earlier in the scheme this was proposed to be an infiltration element but infiltration in this location was removed and the basin upsized in May 2021 (from rev L onwards)
3. Northern attenuation basin- This soft landscaped storage feature is unlined and has been designed with infiltration following confirmation of infiltration rates and that there is no contamination in this area.
4. OCC adopted southern swale- This soft landscaped conveyance swale has been designed with no infiltration. A detail confirming that it has an impermeable liner has been added to drawing 1277 (now rev J).

If you would like a copy of the two drawings mentioned above I can send these over.

In your email below you also noted the inclusion of "permeable paving" in the stand-alone Woods Hardwick SUDS maintenance regime document. Just to clarify, it is the surface of the element that is permeable between the blocks allowing water to enter the single sized stone beneath. Below that stone is an impermeable liner as noted in point 1 above ensuring there is no infiltration.

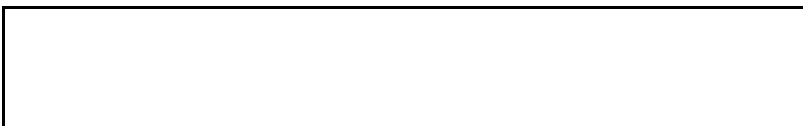
I trust you have also been provided (via the LPA), with version 3 of the FRA Compliance note (dated May 2021). This version removed the earlier allowances of infiltration in the southern pond; as you'll note from point 2 above, this is not an infiltration element.

If I have missed any part of the discussion to date or if you require further information/ clarification to assist with the removal of your objections, please do not hesitate to contact me.

Regards,
For & on behalf of Woods Hardwick Ltd

Anthony Tew
Associate

M: 07917 336922



BEDFORD OFFICE
15-17 Goldington Road
Bedford
MK40 3NH

T: 01234 268862
W: woodshardwick.com

Please consider the environment before printing this email

Disclaimer: The information contained within this Email, including any attachments, is intended for the sole use of the person to whom the Email is addressed and may contain confidential and/or privileged information. If you received the information in error please contact Woods Hardwick 01234 268862 and delete the email including attachments from your computer. Woods Hardwick accept no legal liability for the content of the message. Any opinions or views presented are solely the responsibility of the author and do not necessarily represent those of Woods Hardwick. Woods Hardwick may monitor the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. Although we have taken reasonable steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.

Protection of our Copyright and Intellectual Property Rights.

1. All design rights and copyright in all technical information drawings models bills of quantities specifications schedules details plans calculations or other materials provided or to be provided by the Us in respect of the Project and all amendments and additions thereto (whether in existence or yet to be made) and any works designs or inventions by Us incorporated or referred to in the Project ("the Documents") shall remain vested in Us. 2(a). Upon payment of Our Fee in full, We grant to You a non-exclusive royalty-free licence to use and reproduce the Documents for all purposes relating to the Project only. The licence extends to use of the Documents for the extension of the Project, but such use shall not include a licence to reproduce the designs contained in the Documents for any extension of the Project or any other project. 2(b). The Documents will be provided in non-editable format only. If You wish to edit or modify the Documents or wish your contractors, agents or consultants to edit or modify the Documents then You must ask for Our agreement in writing first. We shall be entitled to payment of an Additional Fee which must be paid in full by You before permission is granted. 2(c) Should We agree under clause 2(b) to provide editable Documents to You and/or your contractors, agents or consultants; they and You are only permitted to modify the Documents including the intellectual property contained therein for the purposes of the Project and no other project or purposes; to use on other projects or for other purposes will be an infringement of our intellectual property rights. 3. We shall not be liable for any use of the material for any purpose other than that for which they were originally prepared. 4. Where Our reports include third party material, such as photographs or plans, all copyright issues and payments will be Your responsibility.

Woods Hardwick Ltd. Registered in England No. 2133642 Registered Office: 1 RUSHMILLS, NORTHAMPTON, NN4 7YB
VAT Number:479305421GB

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 28 October 2022 17:13
To: Lewis Knox <Lewis.Knox@Cherwell-DC.gov.uk>
Subject: RE: Upper Heyford- Phase 9 Condition 11 (16871)

Hi Lewis,

Thanks for sending the comments through. That doesn't answer our queries. If you read our response, it states that we would be satisfied if all sw drainage features are lined but some of the plans and the SUDs maintenance regime suggested there would be some infiltration, for instance the permeable paving. We need clarification on exactly what they're proposing not where the comments originate from.

Have any revised plans/reports been submitted?

Many thanks,

Sarah

Sarah Green

Planning Advisor, Thames Sustainable Places Team

Environment Agency, Red Kite House, Wallingford, OX10 8BD

Planning_THM@environment-agency.gov.uk

Tel : 0208 474 9253

Normal working hours:

MON/TUE/WED/FRI 10am – 2pm

THUR 10am – 5pm

Speak to us early about environmental issues and opportunities – We can provide a free pre-application advice note or for more detailed advice or meetings we can provide a project manager to co-ordinate specialist advice which costs £100 per hour + VAT. For more information, please email us at planning_THM@environment-agency.gov.uk



Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.