

Caroline Ford

From: Bill Bailey [REDACTED]
Sent: 29 June 2022 16:48
To: Salam, Kabier - Oxfordshire County Council
Cc: Kelvin Pearce; [REDACTED]; James Griffiths; Emma Lancaster; Johnathan Welton; Caroline Ford
Subject: EMAIL 1 OF10 RE: AXIS J9, HOWES LANE, BICESTER – PHASE 3
Attachments: S1209 - PH3 - 02H - Phase 3 SW Drainage Layout.pdf; S1209 - PH3 - 04F - Phase 3 External Works & Levels.pdf; S1209 - PH3 - 06A - Phase 3 Swale 1 Details.pdf; S1209 - PH3 - 07A - Phase 3 Swale 2 Details.pdf; S1209 - PH3 - DD01D - Phase 3 Drained Areas.pdf

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EMAIL 1 OF 10

S1209/220629em/WB/LDD



Kabier Salam
Oxfordshire County Council

Dear Kabier

Re: **AXIS J9, HOWES LANE, BICESTER – PHASE 3**

Further to our telephone conversation this morning, I attach our updated Plans as listed below;

- S1209-PH3-02H - SW Drainage Layout
- S1209-PH3-04F – External Works & Levels
- S1209-PH3-06A - Swale 1 Details
- S1209-PH3-07A - Swale 2 Details
- S1209-PH3-DD01D - Drained Areas
- S1209-PH3-DD02C - Microdrainage Network Design
- S1209-PH3-DD04B - Exceedance Flood Route

These Plans now show the red line boundary of Phase 3 drainage work to match in with our Construction Phasing Plan.

As agreed, I also attach Applied Geology's Report reference AG2873-18-AF58.

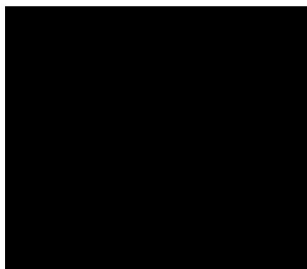
As discussed, you will see that the ground is very hard and Applied Geology were of the view that the existing ground is practically impermeable and hence conventional soakaways are not considered to be a viable option.

I trust the above further clarifications will enable you to sign off the SW Drainage Planning Conditions.

I would appreciate it if you could action this as soon as possible as this information is required by Caroline Ford, the Planning Officer.

Many thanks and best regards
Kind regards.

Yours sincerely



W. Bailey
Bailey Johnson Hayes

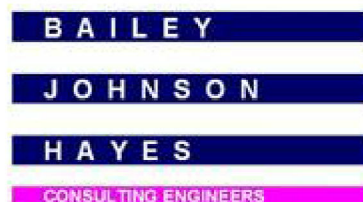
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From: Bill Bailey
Sent: 13 June 2022 15:06
To: Salam, Kabier - Oxfordshire County Council <kabier.salam@oxfordshire.gov.uk>
Cc: Kelvin Pearce <KelvinPearce@albionland.co.uk>; Helene@kampcl.com; James Griffiths <james.griffiths@bjh.co.uk>; Emma Lancaster <emma.lancaster@quod.com>; Johnathan Welton <johnathan.welton@quod.com>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: AXIS J9, HOWES LANE, BICESTER – PHASE 3
Importance: High

S1209/220613em/WB/LDD



Kabier Salam
Oxfordshire County Council

Dear Kabier

Re: **AXIS J9, HOWES LANE, BICESTER – PHASE 3**
PLANNING APPLICATION NO 21/03177/F

I note your further queries and respond/clarify as follows:

- SURFACE WATER CATCHMENT PLAN

The new Main Roads are to drain into linear Swales to each side of the SLR in order to reduce outlet to “Greenfield Flow Levels”.

The Main Road outlet is into the existing ditch alongside Howes Lane as pre the existing Drainage Regime.

Our revised Drawings S1209-PH3-02G and S1209-PH3-DD01C are now attached to clarify.

- DRAINAGE STRATEGY WITHIN APPLICATION BOUNDARY

- Units 1, 2, 3, 4 and 5 will be drained into Swale 1.
- The SLR/Bus route will drain to the existing ditch alongside Howes Lane.
- Future development will drain into Swale 2.
- I attach enlarged Plans of Swales 1 and 2 to clarify, Drawings numbered S1209-PH3-06 and S1209-PH3-07.

- EXISTING CULVERT BENEATH HOWES LANE

Given that the flows to this existing Culvert will be reduced substantially, therefore no immediate action necessary.

I attach copy correspondence with CDC for your information; trust this will assist.

- INFILTRATION TESTING

Please note that the existing ground conditions are not suitable for surface water infiltration. I refer you to the Applied Geology Report (Jan 2019) appended in our Flood Risk Assessment Issue 4 (April 2022). Please refer to paragraph 8.7:

“Soakaways/Site Drainage

The ground conditions underlying the site compromise dominant clay with subordinate hard limestone rock bands. These conditions are anticipated to be practically impermeable/of very low permeability. Hence, conventional soakaways are not considered viable and an alternate off-site drainage solution is recommended. Specific soakaway or permeability testing have, therefore, not been carried out as part of this investigation.”

Also, I would mention that in many areas of Phases 1 and 2, special breaking equipment has been needed to break through the existing rock to construct the deeper FW drainage systems!!

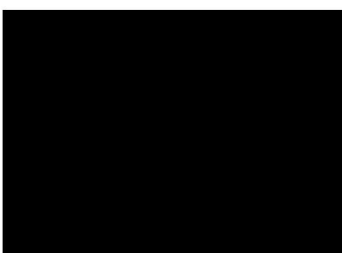
- PHASING PLAN

I attach a simple Phasing Plan numbered S1209-PH3-DD05 to assist and clarify.

As discussed the Planning Application is going to Committee this week and therefore I would be grateful if you could again review as soon as possible and remove your Objection especially given that our proposals are merely an extension of the agreed principles for Phases 1 and 2 of this Development.

Kind regards.

Yours sincerely



W. Bailey

Bailey Johnson Hayes

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