

## Rebekah Morgan

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**From:** Rebekah Morgan  
**Sent:** 14 December 2023 16:48  
**To:** Rebekah Morgan  
**Subject:** FW: 23/00390/F: EP Barrus, Launton Road, Bicester

Applicant's response to drainage objection

Please see below comments that were set out in an email (email redacted to remove contact details)

*With kind regards*

*Rebekah Morgan*

**Mrs Rebekah Morgan**  
**Principal Planning Officer – Development Management**  
**Communities Directorate**  
**Cherwell District Council**

Planning and Development services can be contacted as follows: Development Management - [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk); Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk); Planning Policy - [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk); Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk). For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Jon Stokes <>  
**Sent:** 14 December 2023 12:08  
**To:** Will Whitelock <>  
**Subject:** RE: 23/00390/F: EP Barrus, Launton Road, Bicester

Hi Will

Where Rebekah has highlighted '*comments below*', I am assuming we are referring to the final page of the attached.

Thus, on this basis, and with reference to the *LLFA comments*, we would make the following observations.

- *Drainage strategy drawing to be provided.*  
A drainage strategy drawing is included within Appendix H of the Drainage Statement. This illustrates the new surface water drainage for the proposed warehouse, and the existing drainage network that currently drains the hard paved areas which are to be reconfigured, with no increase in the impermeable area post development.
- *Remedial works to be identified on the drainage drawing.*  
The relevant notation is included on the drainage drawing, which is to allow some flexibility in the construction process, and where necessary, will form part of a Building Regulation process / application post planning consent. It should be noted however, that the existing drainage will be used to drain the hard paved areas that are being reconfigured, with no increase in impermeable area. The applicant has provided detailed information of the existing drainage for the LLFA, which includes CCTV drainage surveys within Appendix D of the DS.
- *Provide contact details for the maintenance regime.*

As highlighted within the DS, this is the applicant i.e. E.P. BARRUS Ltd, Launton Road, Bicester, OX26 4UR. The maintenance regime will be included within their current site wide management and maintenance process.

- *Confirm the capacity of the existing drainage infrastructure taking proposed areas.*  
There are no additional flows entering the existing drainage system. The reconfiguring of hard paved areas e.g. car park to service yard, does not increase the impermeable area contributing to the drainage system. The only new additional impermeable area is from the proposed warehouse, which drains to a new soakaway and does not enter the existing drainage system.

It should also be acknowledged by the LLFA that there will be a small reduction of existing flows to the drainage system. This is due to the proposed warehouse replacing a small area of the delivery yard to the northeast, which will reduce the contributing impermeable area to the existing drainage network due to the proposed warehouse fully draining to a new soakaway. Thus, a betterment to the existing drainage system with a small reduction in run-off. This is clearly illustrated on the drainage drawing and the existing and proposed development layouts.

***Detailed comments:***

*The drainage strategy is unclear in some areas. The extended service yard and parking area reception area, how this area will be draining and being picked up by the existing drainage is unclear. Manhole size to be included for the new manhole and pipe gradients to be shown for the proposed drainage.*

*The existing sewer that will be broken out next to the new warehouse, the new connection is not demonstrated and how the drainage will outfall from the new manhole. All proposals needs to be clear and demonstrated on the drainage drawing.*

*Provide remedial works on the drainage strategy drawing for the existing drainage infrastructure.*

*Provide the contact details of the company conducting the maintenance.*

*Confirm the capacity of the existing drainage infrastructure taking proposed areas.*

To conclude, and with respect to the LLFA, the drainage strategy is clear, in that:

- The proposed warehouse drains to a new soakaway.
- The reconfiguring of existing hard paved areas does not increase the impermeable area to the existing drainage network.
- The reconfigured hard paved areas will therefore continue to utilise the existing drainage system.
- There will be a small reduction in contributing impermeable area to the existing drainage network, thus a reduction in surface water run-off.
- Any localised drainage works undertaken on site will be in accordance with Part H of the Building Regulations and assessed by the Building Control dep't / officer, and thus do not fall within the planning remit of the LLFA as the works do not increase the risk of flooding.

We trust the enclosed narrative provides sufficient clarification and will allow the LPA & LLFA to support what is basically a new warehouse, which will drain the only additional surface water run-off using an infiltration SuDS method in accordance with CIRIA C753 SuDS Manual.

Should you have any further queries please do not hesitate to contact the undersigned.

Kind Regards

Jon

Mr J Stokes

**Armstrong Stokes & Clayton Limited**