Appendix C

Record of Consultation

Job title	Heyford Park Development	Job number	120643
Meeting name & number	Preliminary Consultation 001/06	File reference	9-05
Location	Environment Agency (Red Kite House), Wallingford	Time & date	10am 3 August 2006
Purpose of meeting	Consultation on Flood Risk Assessment Requirements		
Present	Vicky Boorman (Development Control Officer, Environment Agency), Andy Williams (Arup), John Bourke (Arup)		
Apologies			
Circulation	Those present Project Team		

Prepared by	John Bourke
Date of circulation	7 August 2006
Date of next meeting	To be confirmed

Job title	Job number	Date of Meeting	Action
Heyford Park Development	120643	3 August 2006	

1.1 Introduction

AW began by explaining that the purpose of the meeting is to assess the need/level of detail required for a Flood Risk Assessment (FRA) and drainage strategy in relation to the development proposals Heyford Park, North Oxfordshire.

2. Heyford Park Development

AW described the Heyford Park proposal to construct 1000 residential dwellings on a 70 hectare disused RAF airbase site.

3. Flood Risk Assessment

In relation to the provision of a Flood Risk Assessment VB stated the following:

- The site lies outside of any fluvial flood plain, and is therefore considered to be at little or no risk from fluvial flooding. However the scale of the proposal warrants an FRA to be undertaken irrespective of the development type. The focus of the FRA should be the mitigation of flood risk downstream of the site, by the strategic management of surface water generated from the site. — Arup
- Cherwell District Council has issued the EA with a Heyford Park Development Masterplan for comment.
- The degree of groundwater flood risk is unknown at present.
- Consideration of over land flow routes will be required, and the level of topographic survey undertaken should be suitable to do this.
- No SFRA exists for this area.

4. Surface Water Drainage

The existing surface water network discharges to multiple open ditches situated around the site perimeter. In relation to the provision of a new surface water drainage system, VB stated the following:

- VB to confirm the status of the receiving ditches. — VB
- The EA will request the use of sustainable drainage techniques as part of the new development proposals.
- The EA will request a design statement accompanies the proposed outline planning drainage application. The statement should describe the site constraints; explain in outline terms the logic of the sustainable drainage proposal, the alternate options considered and the issues to address in greater detail within the detailed submission. — Arup

5. Decommissioning of Existing Petroleum Oil & Lubrication Pipeline

AW described the current situation where the disused pipeline is full of water mixed with a concentration of hydrocarbons. AW stated Arup's proposal is repeated filtering of the existing water through an advanced polymer proprietary technique (Smart Sponge) until such time as the water quality is satisfactory through hydrocarbon capture and removal. — Arup

VB stated that her colleagues within the Environmental Management Department are best positioned to respond to such a proposal. VB to confirm contact. — VB

However, the initial concern was how will the spent filter medium be disposed of? — Arup

VB agreed to be the principal point of contact in relation to Heyford Park proceedings. Arup draft submissions to be addressed to Gail Parkhouse (Wallingford). Meeting ends.

Job title	Heyford Park Development	Job number	120643
Meeting name & number	Project Update (0002)	File reference	6-03-03
Location	Environment Agency (Red Kite House), Wallingford.	Time & date	10am 26th June 2007
Purpose of meeting	To discuss project progress & Site drainage.		

Present

Vicky Boorman (VB) - Development Control Officer, Environment Agency;
Richard Bailey (RB) - Arup;
Nick Linnell (NL) - Arup.

Apologies

Circulation

Those present

Kevin Shelley – Taylor Woodrow
Andy Faizley – George Wimpey
Keith Watson – North Oxfordshire Consortium
Tim Lamacraft – Trench Farrow
Roger Evans – Roger Evans
Barbara Griffiths – Roger Evans
Julian Cooper – Cooper Partnership
Mervyn Dobson – Pegasus Planning
Benjy Jukes – Davis Langdon
David Schofield Arup
Chris Birkett – Arup
Ian Bailey – TP Services

Prepared by: Nick Linnell

Date of circulation: 27th June 2007

Date of next meeting: To be confirmed.

Job title	Job number	Date of Meeting	Action
Heyford Park Development	120643	26th June 2007	

1.1 Introduction

RB began by explaining that the purpose of the meeting was to update the EA on current progress of the Heyford Park Development and discuss the new masterplan with relation to the surface water drainage strategy.

2. Heyford Park Development - Overview

RB briefly described the latest Heyford Park developments and proposals:

- The developer is to submit an 'Outline' planning permission by the end of August 2007.
- The latest Masterplan produced by Architects 'Roger Evans Associates' has been issued (1135_053-Rev C), allowing the drainage infrastructure to be designed and modelled. — Arup
- The new masterplan highlights the architect's removal of a visible boundary so that the developments outlying areas blend into the surrounding land.
- A detailed Topographical Survey and Existing Drainage Survey have been completed allowing a catchment area drawing to be produced (See attached).
- The Sewage Treatment Works located south of the proposed development is currently processing both Foul and Surface water from the Heyford Park estate.
- The Sewage Treatment Works is to be re-fitted to a standard adoptable by Thames Water. Although linked to the Heyford Park development these works are to be carried out under a different project.
- The majority of the proposed development will take place on the South side of Camp Road. This entails a complete overhaul of the existing housing development, implementing an adoptable road system, sustainable surface water drainage, increased public space and sustainable landscaping (Landscaping design to be carried out by Julian Cooper, not Arup).
- Works to be carried out on the North side of Camp road are:
  - Break-out both ends of the main aviation runway.
  - Construct a new road link off Camp Road (through the existing officer accommodation area) for commercial vehicle movements and access.
- A section of Camp Road is to be downgraded, hence the need to construct the new road link (detailed above) to bypass heavy vehicular movements away from the area.
- VB suggested that a 'Before and 'After' plan should be submitted in the Flood Risk Assessment so that the extent of works proposed can be clearly visualised. — Arup

3. Surface Water Drainage

RB began by showing VB the site wide catchment drawing (CD_1030) and the existing surface water drainage drawing (CD_1010). These drawings show that the Heyford Park development has 12 catchments which drain into 13 known surface water outfalls positioned intermittently around the site perimeter.

Referring to an email sent by VB to Arup on the 8th February 2007 which stated the EA would 'either accept a discharge of 2 l/s per hectare or with the

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Heyford Park Development	120643	26th June 2007	

submission of calculations using a recognised technique such as IOH124 a slightly higher rate may be considered, but it should be at the most 4 l/s'. VB stated that this was based on a greenfield site and as the Heyford Park Development is 'previously developed' she accepts that this will be difficult to achieve and that this can be negotiated once Arup have calculated the IOH124 run-off rate. However the current run-off must be 'bettered' as per the practice guide companion to PPS25 section 4.9. — Arup

VB stated that other developments in the area had been restricted to achieving a 3 l/s run-off rate.

RB assured VB that a full range of sustainable techniques will be considered in the drainage design. Arup to send VB the DTI: global Watch Mission Report which highlights innovative SUD techniques used in the USA, which will influence the Heyford Park Development drainage design. — Arup

VB stated that the drainage model must be analysed, up to a 1 in 100 year event plus 30% for climate change.

RB informed VB that the surface water drainage model will have been designed and modelled with the next 2/3 weeks and that Arup will keep VB informed of the results. — Arup

VB stated that all incoming information sent to the EA with regards to the Planning Application must be sent via Michelle Kidd (EA) whom will distribute to the correct personnel accordingly. — Arup

4. Flood Risk Assessment

RB informed VB that the Flood Risk Assessment is to be included in the 'Outline' planning application, due to be submitted at the end of August 2007. VB asked that she could peruse an advance copy prior to submission to clear up any issues which may hinder the planning application.

5. Decommissioning of Existing Petroleum Oil & Lubrication Pipeline

RB described the current situation where the disused pipeline is full of water mixed with an unknown concentration of hydrocarbons. RB stated Arup is currently organising testing of the water to determine the water quality. Arup has also prepared a report proposing various ways of removing or reducing the environmental risk of the POL system.

VB asked test results to be sent to Michele Kidd for distribution. — Arup

Meeting ends.

Email to Mr David Schofield, Arup Consultants

Our ref: ARB/LWM/PC5-1

25 July 2007

Development Proposals at Upper Heyford Airfield
Flood Risk Assessment

Thank you for your enquiry regarding the above.

Being on elevated land the Flood Risk Assessment should not be too problematic. My comments are as follows regarding the possible sources of flooding.

(i) **Fluvial**

Not an issue. There are no watercourses on the site and it is well out of the flood plain.

(ii) **Ground Water**

The geology is a pervious brash. There are no recorded incidents of ground water flooding and I would say this is a very low risk.

(iii) **Foul Water**

The foul sewers on the site are private and drain to a private treatment works. Some of the outlying buildings are individually served by septic tanks. I am not aware of any foul flooding on the site although the treatment plant has been known to fail its discharge consent on occasions.

(iv) **Surface Water**

The site is adequately drained and I am not aware of any surface water flooding. The surface water system drains to a watercourse at the south-east of the site which is attenuated on-line just north of the B4030. The attenuation area receives nominal maintenance and as far as I am aware has never failed.

(v) **Potable Water**

Perversely this should be considered as a potential source of flooding. The private water supply system is known to leak very badly. The result is that potable water can issue from points in the hillside as springs and has contributed to load flooding hotspots.

I hope you find this useful.

Yours sincerely

Tony Brummell
Head of Building Control and Engineering Services