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**Our Ref** 7521-UA001881-01  
**Your Ref**  
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13 June 2011

Dear Jenny

**North West Bicester Eco-Town, Oxfordshire  
OCC Planning Comments**

Thank you for considering and responding to the planning application for the first phase of the NW Bicester Eco-town, Oxfordshire. This letter contains further information requested within your response in relation to drainage and street lighting aspects.

Further information regarding specific aspects of the Sustainable Drainage System (SuDS) has been requested. The following list indicates the requests made together with the information provided which is shown in italics:

- Drg 7153 - No drainage shown on road narrowing on bridge;  
*Drainage will be provided for all engineered areas of the site. The bridge is covered by the drainage strategy as part of the road network and will be designed to include an appropriate positive drainage system connecting to the adjacent road drainage.*
- Drg 8003, 8004, 8005 - Access to ponds / swale for maintenance / footpath, cycleway, footbridge strong enough;  
*Access would be provided to all SuDS features for maintenance. Access arrangements have been shown on drawings 7160 and 7161 (enclosed), and include use of footpaths and grass areas, which would be reinforced as appropriate to suit maintenance vehicles. Access would be provided to suit the shape and size of features with narrow features such as swales requiring vehicular access along at least one side and broader features such as basins requiring access to two or more sides as required. Footbridges are not proposed to be used for maintenance of SuDS features.*
- Drg 8024 - top mid right picture - footway too low can not drain to swale;  
*Pictures shown are typical examples of features from other sites and footpath levels within the proposed development have been set to drain satisfactorily.*



INVESTOR IN PEOPLE



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GOLD MEDAL

- Drg 8200 (*should be 8020*)- resin bonded gravel shown draining to grass verge – verge too high - it will pond;  
*Sections shown are diagrammatic examples only and the design would be developed in more detail, levels have been set for satisfactory drainage to occur.*
- Drg 8012 - is decking strong enough to take weight of machine to clear pond;  
*Decking will have solid foundation and would be designed to accommodate a vehicle.*
- P(13) 3.2.5 - Adoption & Maintenance: Does not mention Lead Flood Authority adopting, which is the main adopting authority for SUDs  
*Oxfordshire County Council have previously been advised to us as being the adopting authority and are stated as such within drainage strategy, we note this will be in their capacity as Lead Flood Authority.*
- P(16) - Catchment SUDs Type does not mention porous pavement.  
*The drainage strategy states the widespread use of permeable paving as well as plot soakaways. Areas of permeable paving are shown on the drainage drawings (7160 and 7161, enclosed). Where it is desirable or required to have other SuDS features, they have been listed in the table on page 16 of the Drainage Strategy.*

Some comments and initial lighting proposals have been included in various parts of the proposal, principally in recognition that lighting would be a consideration; however, detailed proposals for lighting all areas will be developed and agreed in full consultation with OCC post-planning to ensure proposals meet OCC requirements. At this stage, indicative information has been provided and lighting proposals will be considered and developed at detailed design stage.

I trust that the information provided addresses the concerns raised.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michael Pearson".

**Michael Pearson**  
**Hyder Consulting (UK) Ltd**

Enc. 7160-UA001881-03  
7161-UA001881-03





KEY

SURFACE WATER PIPE RUN

VILLAGE STREET SUDS FEATURE

ROADSIDE SUDS FEATURE

CATCHMENT BOUNDARIES

PERMEABLE PAVING

IMPERMEABLE PAVING

PLOT SOAKAWAYS

POND

BASIN

SWALE

EXCEEDANCE FLOW PATHS

MAINTENANCE ACCESS

03

LAYOUT REVISED

03/06/11

02

LAYOUT REVISED

04/04/11

01

FIRST ISSUE

24/11/10

Issue

Description

Date

Status

Scale

1:1000 @ A1

1:2000 @ A3

Author

S. JONES

Original Size

A1

Checker

M. PEARSON

Height Datum

-

Approver

SA DAVIES

Grid

O.S.

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Filename

7160-7161 UA001881-UP210-03-EXEMPLAR SITE HIGHWAYS DRAINAGE

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Project

BICESTER

ECO DEVELOPMENT

Title

EXEMPLAR SITE

PROPOSED DEVELOPMENT

SURFACE WATER

DRAINAGE LAYOUT SHT 1 OF 2

Drawing No.

7160

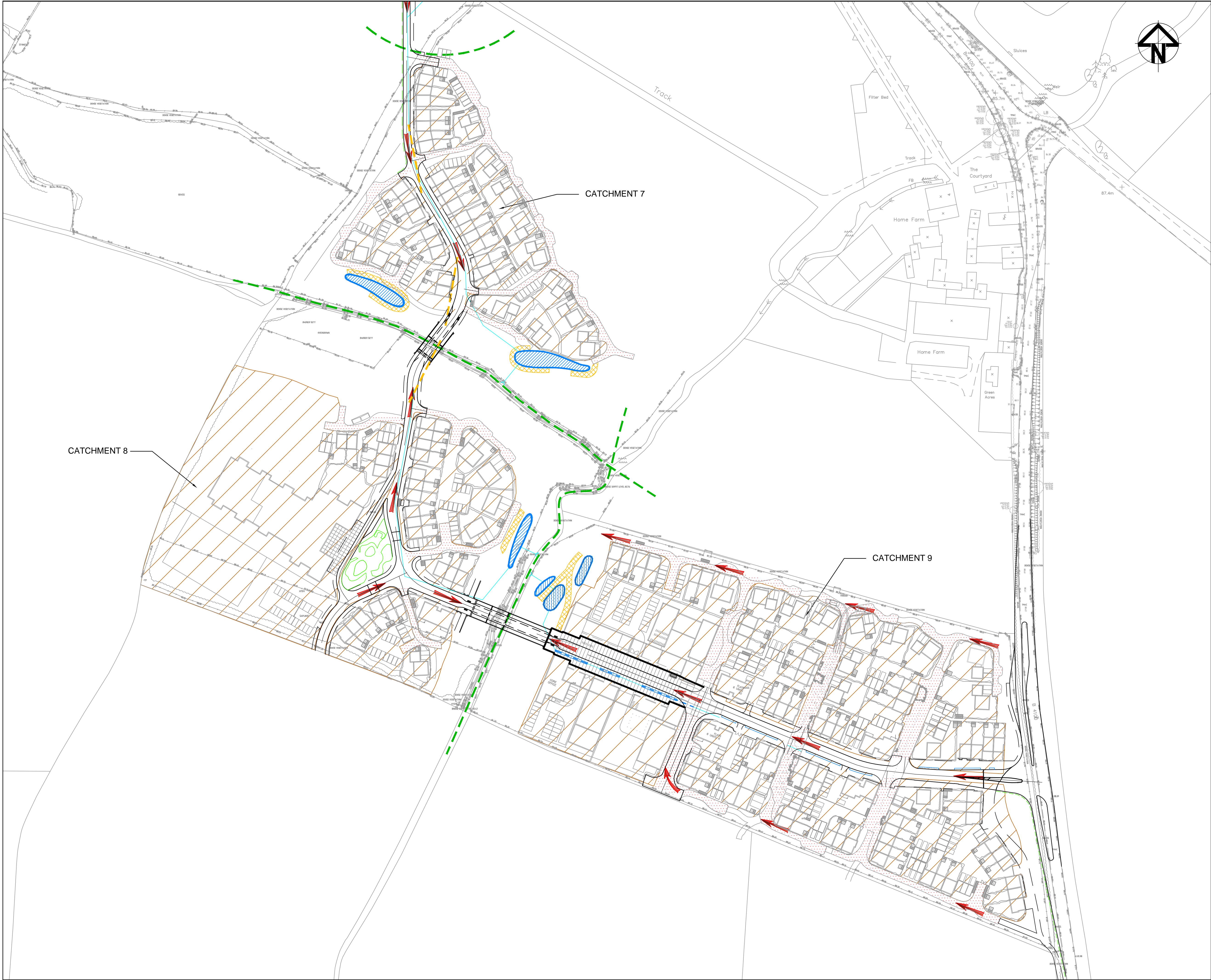
Project No.

UA001881

Issue




03





**KEY**

- SURFACE WATER PIPE RUN
- VILLAGE STREET SUDS FEATURE
- ROADSIDE SUDS FEATURE
- CATCHMENT BOUNDARIES
- PERMEABLE PAVING
- IMPERMEABLE PAVING
- PLOT SOAKAWAYS
- POND
- BASIN
- SWALE
- EXCEEDANCE FLOW PATHS
- MAINTENANCE ACCESS

03	LAYOUT REVISED	03/06/11
02	LAYOUT REVISED	04/04/11
01	FIRST ISSUE	24/11/10
Issue	Description	Date
Status		
Scale	1:1000 @ A1 1:2000 @ A3	Author S. JONES
Original Size	A1	Checker M. PEARSON
Height Datum	-	Approver SA. DAVIES
Grid	O.S.	© Copyright reserved
Filename 7160-7161 UA001881-UP210-03-EXEMPLAR SITE HIGHWAYS DRAINAGE		
Client		
 		
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Project		
BICESTER ECO DEVELOPMENT		
Title		
EXEMPLAR SITE PROPOSED DEVELOPMENT SURFACE WATER DRAINAGE LAYOUT SHT 2 OF 2		
Drawing No.	Project No.	Issue
7161	UA001881	03