

Cherwell District Council  
Planning & Development Services  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2011/110603/01-L01  
**Your ref:** 11/01494/OUT  
**Date:** 03 November 2011

Dear Ms Bailey

**OUTLINE - REDEVELOPMENT OF FORMER MOD SITES. SITE C PLOUGHLEY ROAD & SITES D & E AMBROSDEN ROAD, MOD BICESTER**

Thank you for your consultation, which we received on 14 October 2011.

We have assessed the following drainage documents:

BIC/OPA/DOC/15 - Graven Hill  
BIC/OPA/DOC/17 - Site C

We are pleased with the level of assessment at this stage in the design process and have **no objections** to this outline planning application.

The level of detail submitted at this stage gives us confidence that a sufficient surface water drainage system is achievable as part of the proposed development.

As the design progresses, the use of pipes should be minimised in favour of open ditches and swales.

As a point of note, Section 4.2.3 of the Site C drainage strategy states that a minimum of two stages of the SuDS management train should be employed on the site. However, the 'High Level SuDS Assessment' enclosed in Appendix C of the strategy concludes that at least 3 stages of the train should be used.

The proposed development will only be acceptable if the following measures are implemented and secured by way of a planning condition on any planning permission.

Condition 1 is necessary to secure the recommendations of the FRA.

Condition 2 is necessary to agree the detailed design of the main surface water

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drainage infrastructure as the development progresses to reserved matters.

Condition 3 allows the detailed design of the drainage system to be agreed in a phased manner as the individual phases or parcels of the development come forward.

In addition to the conditions we have set out specifically below, we are keen for a master plan or design code to be produced prior to submission of reserved matters applications. From a surface water drainage perspective, this plan/code should set out best practice sustainable surface water drainage principles and design standards to be implemented across the development. This allows the reserved matters planning application process to run more smoothly because the developer for each parcel is fully informed of the standards that they are expected to meet.

### **Condition 1**

The development permitted by this planning permission shall only be carried out in accordance with the approved Drainage Strategies BIC/OPA/DOC/15 and BIC/OPA/DOC/17 dated September 2011, and the following mitigation measures detailed within the FRA:

1. Surface water discharge rates from the site shall be limited to those set out in Table 4.7 of document BIC/OPA/DOC/15
2. Surface water discharge rates from the site shall be limited to those set out in Tables 4.5 and 4.6 of document BIC/OPA/DOC/17

### **Reason**

1. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
2. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

### **Condition 2**

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of the future maintenance of the scheme.

### **Reason**

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the scheme.

### **Condition 3**

No development on any phase or parcel shall commence until a scheme for disposal of surface water, including phased works and maintenance thereof, attenuation and storage and on-site balancing arrangements, reflecting current best practice for sustainable urban drainage, have been submitted to and approved in writing by the Local Planning Authority. No development shall take place other than in accordance with the approved scheme.

### **Reason**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

We have reviewed the Phase 2 Site investigation reports for sites C and D & E. The report indicates areas of localised contamination such as the chlorinated solvents detected in the SW corner of site C.

However it should be noted from a groundwater quality perspective the majority of these areas overlie unproductive strata so the impact on groundwater quality from the site is likely to be low or negligible as assessed by the report. The sites are large and the coverage in terms of numbers of boreholes and samples is not particularly high. The report also indicates there are parts of the site which have not been investigated because of access issues and there other areas where oil tanks etc will need to be removed. So clearly more intrusive works will be undertaken from time to time during the more detailed phases of redevelopment. There does not seem to be any specific concerns with regard to the outline planning permission from the perspective of groundwater quality which will require significant remedial works other than the proposed tank removal. While the risk to groundwater quality appears to be low, given the uncertainties in terms of numbers of sampling points we would request the following condition is applied

### **Condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

### **Reason**

The Entec report outlines there may be areas of the site that will need further characterisation if unsuspected contamination is detected.

Bicester STW is reaching its capacity, as such the developer should liaise with the water company to ensure the adequate infrastructure is provided in line with or prior to development. We would like to see the following condition, or similar, on any planning permission.

### **Condition**

No development approved by this permission shall be commenced until a scheme for any improvement of the existing sewerage system has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. No occupation of dwellings approved by this permission shall occur until the scheme for improvement of the existing sewage system has been completed.

### **Reason**

The sewage treatment works is reaching capacity and further development could put the watercourses at risk from pollution.

### **Advice to applicant**

Given that there are numerous protected species at the site, it will be necessary for the developers to compensate for the loss of any habitat.

We would seek to retain habitat where there are protected species and furthermore we would expect the developers to provide additional habitat throughout the site.

Types of habitats would include wetlands, ponds, wildflower meadow, water course enhancements, including riparian habitats and additional landscaping using native species of local provenance.

It is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that your SWMP should contain depends on the estimated build cost, from land clearance to fitting-out, excluding VAT. Responsibility for producing the SWMP lies with the client and the principal contractor.

For projects estimated at between £300,000 and £500,000 the SWMP should contain details of:

- i. the types of waste removed from the site
- ii. the identity of the person who removed the waste
- iii. the site that the waste is taken to.

For projects estimated at over £500,000 the SWMP should also contain details of:

- iv. the waste carrier registration number of the person who removed the waste
- v. a description of the waste
- vi. the environmental permit or exemption held by the site where the waste is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Having a SWMP will help you to ensure you comply with the duty of care because you will need to record all waste movements in the SWMP.

Further information can be found at [www.netregs-swmp.co.uk](http://www.netregs-swmp.co.uk)

It is suggested that larger areas of hard standing e.g. walkways/car-parking are constructed following the recommendations set out in Sustainable Urban Drainage Systems guidance. (with reference to areas where 50 vehicles are likely to be parked that these drain via an appropriate separator prior to entering the SUDS system).

Underground storage tanks no longer in use should be decommissioned according to the current Institute of Petroleum guidance. The Environment Agency would also advise that the guidance given in PPG 27 - Installation, decommissioning and removal of underground storage tanks is followed.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

We ask to be consulted on any details submitted in compliance with these conditions.

Yours sincerely

**Mrs Cathy Harrison**  
**Planning Liaison Officer**

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cc Ms Ellen O'Grady