

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

Our ref: WA/2013/114420/01-L01
Your ref: 13/00237/F
Date: 10 April 2013

Dear Sir/Madam

**PROVISION OF DRAINAGE CHANNEL UNDER CANAL & CONSTRUCTION OF
HEADWALL TO FACILITATE DISCHARGE OF WATER INTO TRIBUTARY
CHANNEL. DRAINAGE REQUIRED TO FACILITATE DEVELOPMENT AT
BANKSIDE
LAND NORTH EAST OF OXFORD ROAD WEST OF OXFORD CANAL AND EAST
OF BANKSIDE BANBURY**

Thank you for consulting us on this matter. We received the letter on 20 March 2013 and we are now in a position to respond.

Although this pipeline is located in Flood Zones 2&3 we understand that the function of this pipeline is to provide a renewed point of discharge for drainage of surface water from the Bankside development. Drainage from the development will need to be controlled within the site to ensure there is no increase in flood risk offsite and would be addressed through the planning process with reserved matter applications. Any runoff will need to be controlled to ensure there is no increase in the rate or volume of runoff over the existing situation.

We would expect that network drainage calculations would be submitted with reserved matters once layout details have been fixed.

The plans confirm that this is an engineering operation to facilitate the development rather than a standalone scheme. The pipeline does not impact on main rivers so no it is not within our remit to issue a Flood Defence Consent for work affected this ordinary watercourse. We would however advise that full ecological surveys, including water voles should be undertaken before any work starts onsite.

Yours sincerely

Mr Jack Moeran
Planning Advisor

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