

Ms Caroline Ford  
Cherwell District Council  
Development & Property Services  
Bodicote House White Post Road  
Bodicote  
Banbury  
OX15 4AA

**Our ref:** WA/2013/116404/03-L01  
**Your ref:** 13/00304/DISC  
**Date:** 25 April 2014

Dear Ms Ford,

**AMENDED DRAINAGE INFO. DISCHARGE OF CONDITION 2 OF 13/00822/REM OS PARCEL 6900 EAST OF OXFORD ROAD AND ADJOINING SOUTH OF CANAL LANE BODICOTE**

Thank you for consulting us on this matter. We received the letter on 07 April 2014 and we are now in a position to respond.

We have reviewed the additional drainage information submitted by Douglas Mobbs and had a discussion with him around the level of detail required to discharge condition 2.

During the discussion a number of key points were mentioned. We understand that the development is being progressed in 6 phases A to F and that the network drainage information currently in consultation includes the detail design for phase A, but also outlines the detail of strategic drainage features for the whole development. For phase A a 60% impermeable area has been used when designing the drainage features and this has also been assumed throughout the development. It is not clear whether this is a conservative approach to development density as we don't have sight of the parcel layout for any of the phases where detail design, including layout and in parcel SUDs features, has been completed.

It may be possible to adopt a phased approach to discharge of the drainage condition if this was acceptable to the LPA. A coordinated approach to development drainage is however essential and we feel that we **cannot recommend** discharge of condition 2 without a wider understanding of how the whole system will operate.

As a specific query on the current detailed submission we note that there are areas where flooding of the network occurs. Due to the significant flooded depths it is assumed that this occurs where the network outfalls to strategic drainage features. Please can the applicant confirm whether this is the case.

We are happy to discuss this in more detail and attach a copy of some guidance outlining the level of detail required to discharge a drainage condition within a phased development.

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Cont/d..

Yours sincerely,

**Mr Jack Moeran**  
**Planning Advisor**

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cc J J Gallaghr Limited and Hallam Land Managent, Alasdair S Jones BA MRTPI

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2