

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

Our ref: WA/2015/119538/02-L01
Your ref: 14/02004/HYBRID and
14/02063/O
Date: 03 July 2015

Dear Mr Duxbury and Ms Tetlow,

**Outline:- up to 1500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a football association step 5 football facility with publicly accessible ancillary facilities; public open space, associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and full planning:- development of phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 or the 1500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)
Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell**

Thank you for consulting us on this matter. We received notification of amended plans in an email from you dated 19 June 2015 and we are now in a position to respond.

Environment Agency Position

We have no objection to the application as submitted, subject to the inclusion of a number of conditions, detailed under the headings below, to any subsequent planning permission granted.

Without the inclusion of these conditions we consider the development to pose an unacceptable risk to the environment

Condition 1 (Surface Water Flood risk)

No phase of development shall take place until a detailed surface water drainage scheme for the phase, based on the sustainable drainage principles within the Flood Risk Assessment (FRA) ref 13-1363.08.001 Rev A, undertaken by Infrastruct CS Ltd dated November 2014, has been submitted to and approved in writing by the local planning authority.

The drainage strategy should:

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- demonstrate that for any storm up to and including the 1% plus climate change critical storm, surface water run-off rates and volumes generated by the development, will not exceed the calculated QBar discharge rate of 50 l/sec and corresponding runoff volumes.
- Include a range of source, local and regional SUDs features including the dry pond located within Phase 1 and over edge drainage to roadside swales as outlined in the approved FRA
- Use of infiltration to dispose of surface water where feasible, as identified in the FRA.

The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason

To prevent the increased risk of flooding, both on and off site and to provide water quality improvements for surface water generated by the development.

Condition 2 (Surface Water Pollution Control)

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

Run off from roads and areas associated with, lorry and car parking areas could contain elevated levels of contaminants. Drainage from these areas could contaminate controlled waters. We would require details of the surface water drainage arrangements, outlining how any contamination risks will be mitigated.

Condition 3 (Contamination)

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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that any unexpected contamination encountered during the developments is suitable assessed and dealt with, such that it does not pose a unacceptable risk to ground or surface water.

Condition 4 (Foul Drainage)

No development approved by the permission shall be commenced until a scheme for the 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/commencement of business approved by this permission shall occur until the scheme for the improvement of the existing sewage system has been completed.

Reason

To prevent pollution of the water environment. The foul sewer undertaker has stated that there is insufficient capacity within the existing network to accommodate the development. If the network cannot accommodate the development, then it may be overwhelmed leading to instances of foul sewer flooding, which could in turn hinder the water quality (and therefore WFD compliance) of nearby/connected (via surface water drainage) water bodies.

Note to LPA and Applicant

Flood Risk

We consider that the FRA provides a suitable level of detail to support the hybrid application. We would expect that additional surface water drainage details are submitted to support future reserved matters applications. The FRA recommends that as the design and layout of the development progresses and attenuation volumes for the main pond storage are refined, a drainage plan detailing the flow rates to be expected from each parcel or the development will be produced. This will help ensure that all phases of development comply with the principles established within the report which is an approach we would support.

We note that works to ordinary watercourses are likely to be required including realignment and culverting of a watercourse at the entrance to Phase 1.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the Lead Local Flood Authority which in this instance is Oxfordshire County Council . It is best to discuss proposals for any works with them at an early stage.

Foul Drainage

Section 11 of the Flood Risk Assessment (FRA) states that the developments' foul sewers will be connected to the network and treatment works serving Woodstock. Our evidence suggests that there have been a number of sewer flooding/failure incidents in recent years, suggesting an existing capacity issue. This is confirmed by Thames Water in section 11.2 of the FRA.

An additional 1500 dwellings would place additional strain upon this network, and therefore worsen sewer flooding magnitude and frequency. It is acknowledged within the FRA that upgrades will be required in order to accommodate the development. The precise details of these upgrades – including timing, to coincide with any phased development – are yet to be determined. Our preference for foul drainage is for connection to the existing foul water drainage network. Only if significant environmental advantages can be demonstrated will any alternative options be considered.

We understand that Thames Water will be carrying out an assessment of the sewage treatment works to establish what upgrades will be required to accommodate the additional flows. We need to see this before we can be satisfied the additional foul water into the network can be accommodated.

Water Quality

Surface water runoff from the development must be controlled in such a way so as to prevent sediment- and contaminant-laden water from being discharged from any surface water drainage system into any watercourse, or from encroaching into any groundwater's. Such materials may originate from roads, car parks, hard standings and other areas that may be subject to vehicular traffic. These materials, be it directly via their presence or via their impacts upon other aspects of the water environment (such as biota), may result in a failure to meet the WFDs standards.

Yours sincerely,

Mr Jack Moeran
Planning Advisor

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cc West Waddy ADP