Hi John

I confirm that the 3.0m storage pipe (to be adopted by Thames Water) is acceptable to OCC, but I am disappointed that CDC have decided that the dry pond is unacceptable as there is no improvement to water quality using this storage.

I would expect that all access chambers to this pipe will have ladders and safety chains and be constructed to Sewers for Adoption.

Regards

Gordon

Gordon Hunt

County Drainage Engineer

Oxfordshire County Council

County Hall

New Road

Oxford

OX1 1ND

07774 835434



**From:** John Byrne [mailto:JohnByrne@bannersgate.com]
**Sent:** 29 June 2017 10:37
**To:** Hunt, Gordon - E&E
**Cc:** Stephen Megilley; Ron Paton; Liam Jones; Goddard, Andrew - E&E
**Subject:** 2017-06-20-15031-CALA- Cotefield Farm,Bodicote
**Importance:** High

Gordon

Further to our discussion this morning regarding the alternative surface water arrangements for the Cala site at Cotefield Farm,Bodicote which you have had previous dialogue with Steve Megilley of Cala.

A discussed the proposed off site surface water attenuation dry pond has been rejected by the Planning Authority due to a the perceived detrimental impact on the landscape.

This has necessitated the Client to revaluate the surface water attenuation arrangements for their site taking into consideration what has already been constructed.

Accordingly it will be necessary to introduce a 3m dia pipe as indicated on the attached plan. Geoff Noakes of Thames Water has confirmed that Thames Water do adopt Polypipe Ridgistorm XL of that diameter and this will be incorporated within the Section 104 adoption agreement.

The discharge form the development has been limited to 5.1 l/s and the surface water attention to accommodate 100 year storm event +30% for climate change has been allowed for. This is in accordance with the approved drainage strategy for the development.

The control chamber location will need to be slightly rejigged to provide a 90 degree bend but we are holding off on finalising this detail as there might be an opportunity to use a prefabricated Polypipe chamber which forms part of the 3m dia pipe.

Accordingly it would be greatly appreciated if you could confirm the revised surface water attenuation arrangements are acceptable to OCC please?

May we take this opportunity to thank you for all your help over the years and wish you a long and happy retirement.

Regards

**John Byrne**

**Director**

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*johnbyrne@bannersgate.com



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**From:** John Byrne
**Sent:** Monday, June 19, 2017 3:54 PM
**To:** 'Stephen Megilley' <Stephen.Megilley@cala.co.uk>
**Cc:** Ron Paton <Ron.Paton@cala.co.uk>; Liam Jones <LiamJones@bannersgate.com>
**Subject:** 2017-06-19-15031-CALA- Bodicote
**Importance:** High

Stephen

I have reviewed this in Liam’s absence who is off sick today.

Can confirm that the introduction of the additional 3m dia pipe in lieu of 2.25m dia and the additional 3m dia 25m length may mean we can remove the bulk of cellular storage.

The total cellular storage volume is circa 400mm cu.m and the increase of pipe dia from 2.25m to 3m diameter with the additional 25m length of 3m diameter pipe provides 400 approx. additional storage.

The use of Polypipe of that diameter precludes the use of large manholes and we would need to specify access shafts which will reduce volume in the system.

The 3m pipe will be 750mm lower and we will need to double check with Polypipe what special protection may be required.

We will go through a detailed exercise on the fitting everything in taking into account the HV cable and 3m standoff distance.

Hope this helps.

Regards

**John Byrne**

**Director**

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*johnbyrne@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** Monday, June 19, 2017 9:26 AM
**To:** John Byrne <JohnByrne@bannersgate.com>
**Cc:** Ron Paton <Ron.Paton@cala.co.uk>; Liam Jones <LiamJones@bannersgate.com>
**Subject:** RE: 2017-06-16-15031-CALA- Bodicote

Morning John,

How is this looking? Can you give me a call to discuss.

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Stephen Megilley
**Sent:** 16 June 2017 12:07
**To:** 'John Byrne'
**Cc:** Ron Paton; Liam Jones
**Subject:** RE: 2017-06-16-15031-CALA- Bodicote

Hi John,

<http://www.polypipe.com/civils-and-infrastructure/water-management-solutions/ridgistorm-xl-large-diameter-pipe-system?s=6&c=701>

The link above states that diameters are from 750mm to 3000mm? Is 3000mm approved by TW?

Don’t think TW will allow a reduced easement with the depth we are going to, but worth asking Geoff. We do not want the easement going into Rowland’s land for obvious reasons.

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** John Byrne [mailto:JohnByrne@bannersgate.com]
**Sent:** 16 June 2017 12:02
**To:** Stephen Megilley
**Cc:** Ron Paton; Liam Jones
**Subject:** 2017-06-16-15031-CALA- Bodicote
**Importance:** High

Steve

Polypipe only gp up to 2.1m dia and they are approved by Thames.

Will look at Weholte who we have spoken to and they can provide a 3m dia pipe but they would usually use a preformed shaft for that diameter.

This means we lose storage as we were previously utilising the 3.6m dia manholes for storage.

Also there are issues on fitting everything in and we need to think about how this works.

We are reviewing this and we would ask you to bear with us but we may have to request a reduced easement width form Thames or perhaps the easement width could be extended into the third party land?

We should be able to get something across Monday.

Regards

**John Byrne**

**Director**

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*johnbyrne@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** Friday, June 16, 2017 11:31 AM
**To:** John Byrne <JohnByrne@bannersgate.com>
**Cc:** Ron Paton <Ron.Paton@cala.co.uk>; Liam Jones <LiamJones@bannersgate.com>
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

John,

Still not heard back, please can you look into this as a matter of urgency.

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Stephen Megilley
**Sent:** 14 June 2017 17:02
**To:** 'John Byrne'
**Cc:** Ron Paton; 'Liam Jones'
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

John,

Just chased Liam up regarding the below email and got an out of office response following our discussion this morning, can you look into this in his absence?

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Stephen Megilley
**Sent:** 14 June 2017 09:30
**To:** 'Liam Jones'
**Cc:** John Byrne
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Liam,

Something similar to the attached, please can you look into this asap?

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Liam Jones [mailto:LiamJones@bannersgate.com]
**Sent:** 14 June 2017 08:06
**To:** Stephen Megilley
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Kind regards,

**Liam Jones**

for and on behalf of

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*liamjones@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** 13 June 2017 17:25
**To:** Liam Jones <LiamJones@bannersgate.com>
**Subject:** FW: 2017-06-09-15031-CALA- Bodicote

Liam,

Can you send these through?

Thanks,

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Stephen Megilley
**Sent:** 13 June 2017 12:19
**To:** 'Liam Jones'
**Cc:** John Byrne
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Hi Liam,

Will be in touch this afternoon about this. Can you send through the HV overlay, so we can see where it sits in relation to the current SW design?

Also, please can you send through the CAD version of the S38 layout for New Road, Bampton?

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Liam Jones [mailto:LiamJones@bannersgate.com]
**Sent:** 12 June 2017 10:38
**To:** Stephen Megilley
**Cc:** John Byrne
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Stephen,

There is a manufacturer called Carlow who we have used on a previous site many years ago please see a detail we provided before, however this was very shallow but this is basically what we would go for.

You can have them at any size you want and if we went in-situ there wouldn’t be a waiting time and they could be designed there and then, you are looking at 300mm thick concrete base, walls & slab to reinforce it at that depth, you would need to gain an additional 240m3 of storage in there to lose it all in the POS area you’re looking at 200m2 by 1.8m deep roughly.

Kind regards,

**Liam Jones**

for and on behalf of

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*liamjones@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** 12 June 2017 10:12
**To:** Liam Jones <LiamJones@bannersgate.com>
**Cc:** John Byrne <JohnByrne@bannersgate.com>
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Thanks Liam, do you have any examples of potential concrete tank details?

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Liam Jones [mailto:LiamJones@bannersgate.com]
**Sent:** 12 June 2017 10:06
**To:** Stephen Megilley
**Cc:** John Byrne
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Stephen,

We have gone through 3 box culvert manufacturers and only FP McCann do the sizes we specified, they don’t produce the size you suggested, effectively you can’t go deeper then wider. We are confined by space so 2.4m x 2.4m / 2.7m x 2.7m are the sizes we are limited to, to install the box culverts at the same invert level as our current design that would mean we would have to install the existing drainage connecting half way into the box culvert which isn’t soffit to soffit which Thames Water are unlikely to accept, we can keep the control and box culvert 2m away from the HV this isn’t the problem as losing the Aquacell by plot 40 gives us additional room.

In light of you mentioning to move more storage to the Aquacell unit north in the POS area we can’t go deeper than 5m from CL to IL with Aquacell but you could gain additional storage here if you went with a concrete tank which ultimately could reduce the storage in the southern area.

Going with a 2.4m x 2.4m box culvert deepens drainage only by 150mm from our current design but obviously we still need to the retain the majority of the storage.

Give me a ring if you wish to discuss things further.

Kind regards,

**Liam Jones**

for and on behalf of

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** 12 June 2017 09:46
**To:** Liam Jones <LiamJones@bannersgate.com>
**Cc:** John Byrne <JohnByrne@bannersgate.com>
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Liam,

Thanks for these. Crucially, we do not really want to go any deeper and ultimately we need to keep away from the HV which is installed (ideally 2m), whilst also keeping the S104 drainage 3m off the boundary. Basically, if you draw a line 3m off the boundary, we ideally want to keep all the drainage inside this, apart from where we need to pass underneath in the south west corner.

I spoke with john about keeping the same the invert for the main storage, but having the storage higher and seeing what effect that has on your Windes model. i.e. does this flood the access where I think your critical point is. For example a box culvert that was 2.4m wide and 3m high, but with the same invert level. Can this be checked out?

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Liam Jones [mailto:LiamJones@bannersgate.com]
**Sent:** 12 June 2017 09:21
**To:** Stephen Megilley
**Cc:** John Byrne
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

Stephen,

As discussed please find attached the 3 SWS solutions for Cotefield Farm, Bodicote.

We have proposed two box culvert solutions which ultimately deepens our drainage by 0.45m respectively for the 2.7m box culvert, as we are restricted for room this is the biggest we could get away with without running the foul directly above the storm.

I have shown a solution keeping the 2.25m Aquaspira pipe but just upsizing two MH’s to get rid of the Aquacell by the control chamber, either way the drainage needs moving out of the line of HV.

Give me a ring if you wish to discuss things further.

Kind regards,

**Liam Jones**

for and on behalf of

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*liamjones@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** 12 June 2017 08:54
**To:** John Byrne <JohnByrne@bannersgate.com>
**Cc:** Liam Jones <LiamJones@bannersgate.com>
**Subject:** RE: 2017-06-09-15031-CALA- Bodicote

John,

Can you give me a call later on this morning to update on progress?

Thanks,

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** John Byrne [mailto:JohnByrne@bannersgate.com]
**Sent:** 09 June 2017 15:38
**To:** Stephen Megilley
**Cc:** Liam Jones
**Subject:** 2017-06-09-15031-CALA- Bodicote

Steve

Looking through and should be in a position to provide options Monday.

Regards

**John Byrne**

**Director**

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** Friday, June 9, 2017 3:31 PM
**To:** John Byrne <JohnByrne@bannersgate.com>
**Cc:** Ron Paton <Ron.Paton@cala.co.uk>
**Subject:** RE: 2017-05-25-15031-CALA- Bodicote

John,

How are you getting on with the different storage options??

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** John Byrne [mailto:JohnByrne@bannersgate.com]
**Sent:** 25 May 2017 11:25
**To:** Stephen Megilley
**Cc:** Ron Paton; Liam Jones; Scott Marshall
**Subject:** 2017-05-25-15031-CALA- Bodicote
**Importance:** High

Stephen

We are on track to issue the amended proposals by close of play tomorrow.

Just for your info following recent experience with OCC on another site we will need to add in washout chambers to the cellular storage which will be just 1.2m dia 2m deep with ramped pipe to base of cellular storage areas.

These would be needed for future maintenance and Gordon Hunt will be looking for these.

An updated FRA and Suds Management plan will be issued early next week.

Could you confirm we are ok to issue to Geoff Noakes at Thames Water and Gordon Hunt directly fir approval please?

We could look at providing cellular storage at the low end of the system which is located at the entrance of the site.

This was previously discounted due to the potential impact on site access / access to sales area.

There is no slack within the current system and there is no guarantee that alternative solutions would be viable.

Apologies to Ron for not getting back sooner but have been unwell recently.

Regards

**John Byrne**

**Director**

**Banners Gate Ltd**

Civil, Structural and Architectural Design Services

Cavendish House, 10-11 Birmingham Street, Halesowen, West Midlands, B63 3HN

**Telephone:** 0121 687 1500 **Facsimile:** 0121 687 1501

*E:*johnbyrne@bannersgate.com



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**From:** Stephen Megilley [mailto:Stephen.Megilley@cala.co.uk]
**Sent:** Thursday, May 25, 2017 10:17 AM
**To:** John Byrne <JohnByrne@bannersgate.com>
**Cc:** Ron Paton <Ron.Paton@cala.co.uk>; Steve Foxall <SteveFoxall@bannersgate.com>
**Subject:** RE: Bodicote

John,

Following our conversation last week, you are aware that we urgently need all the below information.

We have occupations in June without an approved drainage strategy agreed. Is this all in progress?

As discussed, please look at the crates adjacent to plot 40, can these be repositioned in the central POS area as they are 5m deep and 1m from the foundations.

Regards

**Stephen Megilley**

**Engineering Manager**

T: 01628 552352

M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

**From:** Stephen Megilley
**Sent:** 17 May 2017 11:14
**To:** John Byrne
**Cc:** Ron Paton; Scott Marshall; Liam Jones
**Subject:** Bodicote
**Importance:** High

Good Morning John,

Upon further discussion with the planners, it looks like the issues surrounding the visual impact of the bund option are going to be insurmountable and therefore the pond application is likely to be refused. This therefore leaves us with needing to work up the outstanding info for our ‘Plan B’ with onsite SW storage.

As previously discussed, we need to provide OCC’s drainage team with the following to clear relevant conditions on the attached. Bear in mind these comments were made on the pond application, however these will still stand in regards to the revised strategy.

* Amended drainage drawings appropriately revised and numbered (Not ‘ALT…’) for the planners, Thames Water and our construction team.
* An updated FRA to suit the revised strategy.
* A SUDs maintenance schedule including access info (via Austin Road). In my meeting with Gordon Hunt, he was keen to know how it would be physically maintained.
* A flood routing plan. It is crucial that you contact Gordon Hunt with regards to getting agreement in principle to flood volumes if this is occurs in the model before submitting.

As you are aware, all of this items are critical as until all these bits are signed off, we will be progressing with orders for materials and constructing at risk. Please can you programme in this week.

If you wish to discuss, please get in touch.

Regards

**Stephen Megilley**

**Engineering Manager**

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M: 07816 604319

E: Stephen.Megilley@cala.co.uk

**CALA Homes (Chiltern) Limited**

**Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH**

Registered in England no 09088106

Registered office: CALA House, 54 The Causeway, Staines, Surrey, TW18 3AX

Agent for CALA Management Ltd

Registered in Scotland no SC013655.

Registered office: Adam House, 5 New Mid Cultins, Edinburgh, EH11 4DU, Scotland



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