**From:** Public Access DC Comments   
**Sent:** 01 February 2017 12:03  
**To:** Michelle Jarvis  
**Subject:** Comments for Planning Application 16/02585/LB

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:03 PM on 01 Feb 2017 from Mrs Jane BURRETT.

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| **Application Summary** | |
| **Address:** | The Lion Main Street Wendlebury Bicester OX25 2PW |
| **Proposal:** | Amendments from the approved application ref. 15/00072/LB & 15/00172/F which proposed permeable paving to the car park. The proposal is to retain and extend the existing tarmac finish to the car park, whilst providing an alternative sustainable drainage proposal in the attached Floor Risk Assessment. |
| **Case Officer:** | Michelle Jarvis |
| [Click for further information](http://www.publicaccess.cherwell.gov.uk/online-applications/centralDistribution.do?caseType=Application&keyVal=OIJPC3EMJ8000) | |

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| **Customer Details** | |
| **Name:** | Mrs Jane BURRETT |
| **Email:** |  |
| **Address:** | The Laurels Main Street, Wendlebury, Oxfordshire OX25 2PJ |

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| **Comments Details** | |
| **Commenter Type:** | Neighbour |
| **Stance:** | Customer objects to the Planning Application |
| **Reasons for comment:** |  |
| **Comments:** | I object to the application to keep the tarmac surface on the existing car park and to have a tarmac surface on an extension to the car park. This would vary the planning condition to have a permeable surface on the original car park. This has not been complied with. There was a good reason for have some permeability on the card park surface let alone if you cover the garden with a large building and extend the car park. I strongly object to a PROPOSAL in the Flood Risk Assessment and drainage report about discharging the foul water from the accommodation block into the main Thames Water sewerage system via the foul water discharge from the Public House itself. My comments: In the summary of the Flood Risk Assessment and Drainage document PAGE 4: 1. "Proposed Surface Water Drainage": "Roof runoff and private hard standing will be discharged into tanked cellular storage discharging via the existing site connection. Drainage designed to accommodate the peak storm event for a 1 in 30 year storm. The property owners should be issued with a maintenance manual that details the type and frequency of maintenance required for the sustainable techniques utilised." IF THIS PROPOSAL IS APPROVED BY THE ENVIRONMENT AGENCY perhaps the speed of run off into the road and therefore into Wendlebury Brook can be slowed e at a 1 in 30 year event, as the base for the calculations in this report. In March 2017 we will have lived 38 years in the village. I have seen several events in which the pub and one or more of Waterside Cottages have been flooded. I would remind CDC planners that the Flood Risk level 3 road referred to in this Assessment is the main village street. The faster run off from the accommodation block and the additional car park surface will go into Wendlebury Brook which is parallel to the village street. If the brook is over capacity, the water contaminated with sewage, will flow past the front of the Lion public house building. Before refurbishment this contaminated water seeped through the walls of the Lion. The reason that the water will be contaminated with sewage is that there is a Thames Water sewerage holding pit in the road just to the left of the front of the Lion, as you look at the building. It is in line with the discharge from the pub toilets. When the rain is heavy and the brook is high, but not yet out on the road, fluids begin to come up out of the cover of this holding pit. It is part of the system which positively pumps foul water back to Bicester Treatment Works from the overloaded pumping house near the Village Hall and playground. (Please see TWO photographs from 2007 July 20) The Lion Pub usually is the first building to flood and then, gradually, the 4 Waterside Cottages opposite. At a 100 year flood event there are a total of 14 structures, on the village main street, at risk of IN-PROPERTY flooding including the 5 mentioned above. Our property is one of them and we have not yet had water inside our home. This information was published in 2001 in the Hydrology survey carried out FOR Cherwell District Council and the Environment Agency by Peter Brett Associates. 2. "Proposed Foul Drainage" "Foul drainage from the site will discharge via the existing connection from the public house": WHY DOES THIS FLOOD RISK ASSESSMENT AND DRAINAGE REPORT IGNORE THE THAMES WATER STATEMENT THAT THE EXISTING FOUL WATER SYSTEM IN THE VILLAGE CANNOT ACCEPT THE FOUL WATER FROM THE ACCOMMODATION BLOCK without reference to a SUDS approved system. This was in the reply to CDC 15/00185/F re-submission of 14/01030/F. Thames Water document date is 27/02/2015 which was logged on CDC system on 02/03/2015......At that time The Lion was still called The Red Lion. The village foul water system is already overcapacity. In recent heavy rain in January 2017 bulk sewerage tankers pumped out sewerage from the pump house pit near the village hall. In the past we have had TWO PLUS weeks of 24/7 tankers coming to removed sewerage which has overwhelmed the pumps. Please note this was only heavy rain and the brook was not particularly high. There was not risk of over capacity despite an EA flood lowest level flood message received for the wider area.  Conclusion: I understand that the investment in infrastructure for the development site behind the very good public house will be considerable but it is essential to consider the existing infrastructure in Wendlebury. That there is a brook running parallel to the village street whose catchment area includes Junction 9/M40 and takes drainage from Little Chesterton & Chesterton Golf Club area may be unwelcome but it is a fact. (Please see Catchment area map from PBA Hydrology report of 2001 about Wendlebury Catchment area for CDC and EA) |