**From:** Goddard, Andrew - Communities [mailto:Andrew.Goddard@Oxfordshire.gov.uk]
**Sent:** 01 November 2018 19:24
**To:** Caroline Ford
**Cc:** Lead Local Flood Authority
**Subject:** RE: NW Bicester Phase 3/4 Drainge - 17/00600/DISC

Hi Caroline

Sorry for the delayed response. Thank-you very much for the updated information and additional testing results.

The soakage testing undertaken in the adoptable road areas at shallower depth exhibit very good rates, however, I think there is still cause for some concern over testing undertaken within the proposed private gardens and parking areas. I attach both soakage test reports from the Applicant’s consultant Wilson & Bailey, and I outline the concerns below.

* There is no location plan showing where the new test results were undertaken
* Not all the logs have been provided   - Missing  TP 1 ; TP 2 ; TP 3 ; TP 6 ; TP 10 ; TP 11;
* TP 2 encountered ground water seepage into the pit – Not enough information for calculation to 0.8m and also TP4 ( previous test results 30.5.18) encountered ground water seepage into the pit - ( Question -  Does this have implication  or rule out use of soakaway  in the respective private properties?)
* For the deeper test results - TP 3 , TP 4, TP 5, TP 7, TP 10, and TP 15 result test only to 0.8, 0.6, 0.5, 0.8, 0.8 and 0.6 metre  depths respectively  – ( Question -  Does this have implication on the soakaway design in the respective private properties , the implication that deeper depths were unsuccessful test results?)

I would be grateful for the consultants view on how these test results could affect or render unworkable the soakaway design for this phase of development.

Andrew Goddard

Engineer

Design & Safety Improvements

Operations

Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND

Telephone (mob) : 07972073941

[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk/)

**From:** Caroline Ford [mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk]
**Sent:** 22 October 2018 15:42
**To:** Goddard, Andrew - Communities
**Subject:** FW: NW Bicester Phase 3/4 Drainge - 17/00600/DISC

Hi Andrew,

Please see attached the additional soakage testing report received through on behalf of Crest Nicholson. Could you advise if you have any comments on this and if not, whether we now have sufficient information for the drainage conditions to be cleared?

Many thanks,

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI
**Principal Planning Officer – Major Projects Planning Team
Development Management Division**

**Place and Growth Directorate
Cherwell District Council and South Northamptonshire District Council**

Tel: 01295 221823

Email: caroline.ford@cherwellandsouthnorthants.gov.uk

Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk/) or [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk/)

Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](http://www.facebook.com/cherwelldistrictcouncil) or [www.facebook.com/southnorthantscouncil](http://www.facebook.com/southnorthantscouncil)

Follow us on Twitter @Cherwellcouncil or @SNorthantsC

**From:** Estelle Hutchinson [mailto:Estelle.Hutchinson@struttandparker.com]
**Sent:** 22 October 2018 15:40
**To:** Caroline Ford
**Subject:** Drainage

Hi Caroline,

Please find the attached soakage testing report which should close off all the drainage conditions.

Best wishes,

Estelle.

**Estelle Hutchinson BSc (Hons)**

Graduate Planner

Strutt & Parker, 269 Banbury Road, Oxford, OX2 7LL

Direct: 01865 366 646 | Mobile: 07342949947



This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. Strutt & Parker will accept no liability for the mis-transmission, interference, or interception of any email and you are reminded that email is not a secure method of communication.

Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England and Wales (with registered number 4176965) and whose registered office is at 5 Aldermanbury Square, London EC2V 7BP.

For further details of Strutt & Parker please visit our web site

<http://www.struttandparker.com>.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This email, including attachments, may contain confidential information. If you have received it in error, please notify the sender by reply and delete it immediately. Views expressed by the sender may not be those of Oxfordshire County Council. Council emails are subject to the Freedom of Information Act 2000. [email disclaimer](http://www.oxfordshire.gov.uk/emaildisclaimer). For information about how Oxfordshire County Council manages your personal information please see our [Privacy Notice.](https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/aboutyourcouncil/corporateovernance/GenericPrivacyNotice.pdf)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.