**From:** Goddard, Andrew - Communities [<mailto:Andrew.Goddard@Oxfordshire.gov.uk>]   
**Sent:** 26 November 2018 19:48  
**To:** Caroline Ford  
**Subject:** RE: NW Bicester Phase 3/4 Drainage - 17/00600/DISC

Hi Caroline

I’m sorry for the delay in replying

A complete set of soakaway results for the site has now been provided, and the consultant confirmed that the test pits are at the actual level that the soakaways will be built, this keeps the tests in the higher, more permeable, Cornbrash. I am now satisfied on this point.

There was a further point about the use of swales on the scheme. I would just like to check that the final drainage drawings include all the agreed swale details, and that you are happy on this point.

Andrew Goddard

Engineer

Design & Safety Improvements

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**From:** Caroline Ford [<mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk>]   
**Sent:** 23 November 2018 16:59  
**To:** Goddard, Andrew - Communities  
**Subject:** FW: NW Bicester Phase 3/4 Drainage - 17/00600/DISC

Hi Andrew,

I know this came directly to you from Mike Dewson at Reuby Stagg, but I just wondered if you could review and respond to me whether this has overcome your objections with regard to the drainage scheme for phases 3 and 4 at the NW Bicester Exemplar?

Many thanks

Caroline

**Caroline Ford** BA. (Hons) MA MRTPI   
**Principal Planning Officer – Major Projects Planning Team  
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**From:** Mike Dewson [<mailto:mdewson@reuby-stagg.co.uk>]   
**Sent:** 19 November 2018 08:54  
**To:** Goddard, Andrew - Communities; Caroline Ford  
**Cc:** Lead Local Flood Authority; Chris Gardiner; Andrew North; [Dominic@wilson-bailey.co.uk](mailto:Dominic@wilson-bailey.co.uk)  
**Subject:** RE: NW Bicester Phase 3/4 Drainage - 17/00600/DISC

Dear Andrew

please find attached a revised summary report on the soakage testing undertaken to date that includes a full suite of logs as requested, the results show that infiltration was achieved in all of the tests.

Please note that the testing has been completed over several rounds, due to limited access etc, this has enabled us to tailor the last round of testing to suit the design, i.e. the test pits are at the actual level that the soakaways will be built, this keeps the tests in the higher, more permeable, Cornbrash.

The soakaways have been designed for the 1 in 100 year + 40% event with a factor of safety of 2 and therefore have adequate capacity, also the proposed external ground levels have been flood routed for design exceedance, therefore we are confident that the development will be adequately drained by soakaways.

Regards

Mike Dewson

Associate Director



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**From:** Goddard, Andrew - Communities <[Andrew.Goddard@Oxfordshire.gov.uk](mailto:Andrew.Goddard@Oxfordshire.gov.uk)>   
**Sent:** 01 November 2018 19:24  
**To:** Caroline Ford <[Caroline.Ford@cherwellandsouthnorthants.gov.uk](mailto:Caroline.Ford@cherwellandsouthnorthants.gov.uk)>  
**Cc:** Lead Local Flood Authority <[llfaplannapps@Oxfordshire.gov.uk](mailto:llfaplannapps@Oxfordshire.gov.uk)>  
**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

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**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**

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**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

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