

From: [REDACTED]
Sent: 16 July 2026 17:38
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: OFSEN RE: HO/NE Bicester HRA Report and PEA

Dear [REDACTED],

We have discussed this query with the project's technical team, including those advising on drainage and flood risk matters, and can provide the following additional clarification:

Based on the information available to us it is not possible to confirm whether the surface water run-off from the site is Hydrologically linked. However, there is a strong likelihood it does given what we know about the levels and the River Ray's flow direction, and therefore it is reasonable to assume that the sites Surface water could enter the SSSI.

Based on the current drainage strategy, surface water discharge rates have been designed to achieve greenfield runoff rates rather than replicate the existing site runoff regime. As a result, post-development runoff rates are anticipated to be lower than existing conditions, and the potential for the development to increase downstream flood risk, erosion, or adverse hydraulic impacts is therefore considered to be low.

The nature and magnitude of any such changes can be quantified by detailed hydraulic modelling based on the finalised drainage design during the subsequent design stage once the proposed drainage strategy has been confirmed and agreed by the Lead Local Flood Authority.

We hope the above is helpful in supporting your assessment of the proposal and thank you for your continued engagement.

Kind regards,

[REDACTED]

Large Sites Planning | Asylum Accomodation Programme

[REDACTED]

From: [REDACTED] >
Sent: 09 July 2026 13:53
To: [REDACTED] >
Subject: RE: OFSEN RE: HO/NE Bicester HRA Report and PEA

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Dear [REDACTED]

Hydrological impact pathways between the MOD Bicester site and Arncott Bridge Meadows SSSI

Thank you very much for the additional information which is clear. I thought an email response would be helpful at this stage.

In order to consider all potential effects of the proposal on the SSSI, clarity is required on whether the MOD Bicester site is hydrologically linked to the SSSI. Essentially, could the application result in surface water runoff entering the SSSI? If so, how may this impact the SSSI's interest features through making changes to the existing hydrological regime, causing erosion, changing water depths, or flooding sections for longer than normal for example.

Please can you provide additional advice on the above in order to fully inform the impact assessment?

I hope the above is helpful and do not hesitate to get in touch should you wish to discuss this matter in more detail.

Yours sincerely

[REDACTED]

From: [REDACTED]

Sent: 29 June 2026 10:47

To: [REDACTED]
[REDACTED]

Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: OFSEN RE: HO/NE Bicester HRA Report and PEA

Importance: High

Good morning, [REDACTED] team,

Further to your DAS response dated 4 June 2026, we have provided the below response on the potential hydrological impact pathways between the MOD Bicester site and Arncott Bridge Meadows SSSI. On that basis, we consider that potential hydrological impacts can be appropriately avoided or mitigated. However, we would be very grateful if Natural England could confirm whether the information provided is sufficient for the purposes of your DAS advice, attached? Additionally, subject to final revisions, we are looking to share the Barnham HRA with you shortly. Would the team be able to share any indicative timescales to process this request? (I appreciate it'll largely be subject to the content and associated sensitivities)

Many thanks again for your assistance in progressing these applications and for your prompt advice.

Best wishes,

[REDACTED] | Asylum Accommodation Programme

From: [REDACTED]

Sent: 23 June 2026 12:13

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: OFSEN RE: HO/NE Bicester HRA Report and PEA

Good afternoon, [REDACTED]

Hope you're well.

Please accept our apologies for the delayed return.

We are hoping to issue the HRA for Barnham asap.

In the interim, please see our response below to the query relating to potential hydrological impact paths between the Bicester site and Arncott SSSI, we have reviewed the likely measures and controls to be implemented on site (subject to planning permission and based on current operations at existing sites) in order to manage any pollution risks.

- **Current Foul Water Drainage** proposals involve connection to the existing on-site Thames Water sewer in the first instance (subject to confirming capacity and flow rates). Alternatively, a potential back-up option would be provision of a new onsite foul Waste Water Treatment Works and discharge to a watercourse (exact watercourse unknown). Any potential hydrological impacts would be mitigated by the treatment process (the operation of which would be controlled via an environmental permit). As necessary, tankering of foul effluent will be implemented during the initial phase(s), subject to identifying a local Waste Water Treatment Works able to accept this flow.
- **Current Surface water drainage** proposals involve using a mixture of existing and new drainage systems. The internal access roads and northernmost hardstanding area would be managed via an existing surface water drainage network including pipes and ditches. For all other areas, a new surface water drainage system is currently proposed with storage, flow controls and pump stations directing flows to new outfalls within the adjacent on-site watercourses. The proposals will be designed to lower run-off rates compared with the existing and in line with Lead Local Flood Authority requirements on water quality and quantity.
- **Construction** would follow best practice and proceed in line with a construction environmental management plan including provision of spill kits and regular site monitoring for spills.

- **Generators:** locating generators further from sensitive receptors and/or installing temporary acoustic screening around generators, would reduce internal noise levels to within acceptable limits at on-site receptors. (mitigation such as position/ sound proofing or hours of operation etc) to control and manage noise and vibration. Fuel for generators would be managed as below.
- Any **fuel** onsite will be minimal in volume and stored in accordance with best practice (ie banded) and not immediately adjacent to water courses or the boundary for the site. They are enclosed within palisade fencing with a lockable gate. The re-fuelling contractor will follow a method statement during re-fuelling that includes measures to deal with any unexpected measures or incidents such as a fuel spill.

If you have any further questions do let me know.

[REDACTED] | Asylum Accommodation Programme

[REDACTED]

From: [REDACTED]
Sent: 04 June 2026 17:04
To: [REDACTED]
Cc: [REDACTED]
Subject: OFSEN RE: HO/NE Bicester HRA Report and PEA

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Dear [REDACTED]

Please find attached Natural England's advice under DAS for the above project.

I understand that the remaining sites are yet to be submitted for our advice, and would welcome confirmation of this?

Please do not hesitate to contact me should you wish to discuss any of the attached in more detail.

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 21 May 2026 18:04
To: [REDACTED]

Cc:

Subject: HO/NE Bicester HRA Report

As discussed in the email chain.

Please can you confirm you have received this.

Best regards,