

Technical design note

Project name	Himley Village, Bicester - Reserved Matters Application		
Design note title	Discharge of Condition 11 - Supplementary Information		
Document reference	27141-HYD-XX-XX-TN-C-0005		
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Revision	P01		
Date	27 October 2023	Approved	<input type="checkbox"/>

The following Technical Note is to be read in response to LLFA's comments on the Discharge of Condition application reference 23/00207/DISC regarding the site wide surface water drainage strategy for the Proposed Himley Village development site.

At present, the LLFA object to the site based on the consideration that insufficient evidence of a suitable drainage strategy has been provided with the application, Hydrock wish to remind the officers, that this application relates to the overall Himley Village Masterplan, and a detailed SuDS strategy for the scheme will be submitted for each phase of development.

It is understood that the current primary concern of the LLFA in regard to Condition 11 is the ownership of the ditch to the south of the application site, adjacent Middleton Stoney Road (B4030). A meeting was held on 9th October 2023 between Hydrock, Cala Homes, and the LLFA to discuss this. It was requested that if the LLFA could be provided with sufficient information to confirm ownership or responsibility for maintaining the ditch, along with further information on existing ditch capacity, then the condition could be discharged.

As an agricultural greenfield site, the application site benefits from numerous ditches to control surface water runoff, this network of ditches can be viewed in Figure 3.3 of the Ala Baxter FRA (reproduced below).



The existing ditches within the application site form a land drainage network to serve the site and convey surface water to existing offsite water courses. The site predominantly falls to the south and east and drains into the ditch that runs parallel to the Middleton Stoney Road (B4030). The Middleton Stoney Road ditch is culverted along the recently completed commercial development (to the south east) before discharging into the Gable Brook (see extract above).

For the proposed development, surface water will mimic the existing situation by discharging via new ditches (swales) to the existing culverted section of the Middleton Stoney Road ditch (in line with the approved outline drainage strategy). To maintain water quality, surface water runoff will be treated and attenuated on site using a SuDS Management Train, designed in accordance with current guidance.

The proposed development provides a series of new high quality swales to manage the restricted run off, before discharging to the existing culverted section of the Middleton Stoney Road ditch (as per the pre development scenario). As part of the proposed Section 278 works to the Middleton Stoney Road (B4030), the existing ditch will be partially culverted to facilitate the new development accesses (although flows into the affected sections ditch are significantly reduced by virtue of the new swales within the proposed development).

The creation of new swales means that the proposed development will effectively bypass the existing Middleton Stoney Road ditch for the majority of its length. This proposal is in accordance with the information submitted and approved as part of the outline planning application.

In accordance with the approved FRA, the drainage strategy will utilise positive outfalls into the local ditch network at a maximum discharge rate of 2l/s/ha in all rainfall events up to and including the 1:100 + 40% Climate Change event.

In terms of the specific points raised as part of the meeting, and agreed with the LLFA, Hydrock responds as follows:

Provide correspondence from highways to confirm the existing ditch has capacity to take the additional hard standing areas, a form of agreement has to be provided to discharge surface water to the existing highways network.

Although it is acknowledged that new hardstanding areas are being created with the proposed development, the site currently drains at uncontrolled greenfield rates into the existing ditch network (as established as part of the outline planning approval). The new development will simply continue to discharge into the same network but will restrict rates such that they will be significantly lower than the existing scenario during periods of heavy rainfall.

The site has a riparian right to continue to drain to the existing culverted watercourse (Middleton Stoney Road ditch) and as the Surface Water will be managed to pre-development run off rates, there will be no increase in flows post development.

On the above basis, there is no requirement for a form of agreement to be provided to discharge water to the existing surface water network in order to clear Condition 11 of the outline planning consent.

The additional area will be draining to an existing surface water network. Confirm with the use of calculations or correspondence from the relevant party to confirm the existing network has capacity to take additional surface water loads.

As established in the approved outline planning application, the existing ditch already receives surface water runoff from the proposed development site, via the existing ditch network, and thus any runoff from the development will not be classed as "additional area", but existing area which will be intercepted and attenuated close to source, before being discharged to the ditch at a restricted rate.

On the basis that no additional area is draining to the existing offsite network at rates set out within the approved flood risk assessment, there is no requirement to provide detailed calculations of the offsite network under in order to clear Condition 11 of the outline planning consent.