

Application no: 19/02350/OUT-3

Location: Land at Deerfields Farm, Canal Lane, Bodicote

Lead Local Flood Authority

Recommendation:

No objection subject to conditions

Key issues:

- Surface Water Drainage Strategy reference 4748 has not been updated to reflect conditions (as per the below), imposed in correspondence from LLFA dated 11th Feb 2020.
- Pro-Forma indicated discharge rate to be 6.7l/s as opposed to the 2l/s in the initial drainage strategy

Conditions:

SuDS

No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing. Detailed Design to be based upon the Surface Water Drainage Strategy reference 4748.

Ambiental to update this report (4748) to reflect the below comments, as it does not appear to have been amended since submission of conditions on 28th December 2019 whilst report 4748 is dated 1st November 2019.

Full detailed drainage strategy to be provided including all relevant drawings and long/cross sections.

Pipe numbers to be shown on plan to enable auditing against MicroDrainage report. Full topo plan required.

Post development flow paths to be shown on plan.

Justification that all green space has been utilised to its maximum potential for SuDS incorporation.

Proof of safe ingress/egress in exceedance events.

Evidence of sacrificial temporary shallow ponding on site to help manage exceedance events.

Evidence of consent to connect to existing surface and combined sewer from the relevant WaSC. Connection to combined sewer is not permitted unless robust justification that this is the only available option can be demonstrated.

Discharge rate to be as stated at 2l/s

Section 5.14 – demonstration as to how Approach 2 will be implemented to be provided. It appear this is implied to be Long Term Storage, confirmation required.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal.

Completion and Maintenance of Sustainable Drainage – Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter.

Detailed comments:

Ambiental Surface Water Drainage Strategy reference 4748 dated 01/11/19 to be updated to address above conditions.

Conditions stand and are not considered to have been adequately address to consider discharge at this stage.

Officer's Name: Adam Littler

Officer's Title: Drainage Engineer

Date: 11 March 2020
