

14 Apr 2021

Your Ref: 20-02083-OUT-4
Our Ref: AB/23933

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BY EMAIL ONLY

Mr B Neville
Cherwell District Council
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Dear Bob,

HEMPTON ROAD, DEDDINGTON

We are in receipt of the Lead Local Flood Authority (LLFA) response to the above application and dated 25th March 2021. Taking the comments raised by the LLFA I have outlined a response to each below.

LLFA Comment

Phase 1, under the application ref: 18/02147/OUT - 3, which was conditioned, states the total area of going into the Infiltration Basin as 0.74ha (Drawing Number 23933_01_230_01 Rev C). However, in the new strategy submitted, the area shown going into the infiltration basin is 0.676ha (Drawing Number 23933_01_230_03 Rev A) with a larger boundary. This needs to be clarified.

M-EC Response

The observation made by the LLFA is correct. However following receipt of more detailed information on Phase 1 from the now developer of this site and their consultants Experdite, it was observed the impermeable area for Phase 1 has reduced and so the overall impermeable area for both phases is now identified as 0.676ha.

On that basis the correct impermeable area, based on all available information, is stated on drawing 23933_01_230_03 Rev B which is contained in the submitted M-EC Drainage Statement (Ref. 23933-01-TN-02 Rev C).

LLFA Comment

The drainage drawing must indicate clearly the impermeable areas being drained into the infiltration basin.

M-EC Response

The impermeable areas are noted on drawing 23933_01_230_03 Rev B.

LLFA Comment

According to your proposal, it can be seen that the scheme is split into two phases, A and B. However, if the overall scheme is to use this one infiltration basin as the sole drainage system for both phases (1 & 2), the calculations and strategy must reflect this. The drainage layout must show the whole system for both phases, 1 and 2 as it's draining to one point, the infiltration basin. Therefore, when carrying out calculations for infiltration basin, the whole impermeable area in ha, for Phase 1 & Phase 2 must be taken into account.

M-EC Response

Drawing 23933_01_230_03 Rev B clearly shows how the site is drained and the submitted Drainage Statement contains detailed network calculations which show how the whole site works taking into account both Phases 1 and 2 impermeable areas.

-2-
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LLFA Comment

The impermeable area used in Microdrainage calculations cannot be seen anywhere. This must be shown in the calculations on Microdrainage so that the correlation between the report and calculations can be assessed.

M-EC Response

The impermeable areas going to each manhole are shown within the calculations submitted as part of the Drainage Statement.

LLFA Comment

Furthermore, a larger infiltration basin might need to be provided in order to infiltrate run off from both phases, 1 and 2. This must be assessed by the applicant.

M-EC Response

The calculations clearly show that the infiltration basin doesn't need to be made any bigger.

LLFA Comment

Please correct the "Attenuation Basin" label on drawing "23933_01_230_01 Rev C". Currently it shows the basin labelled as "Attenuation basin" but it should be labelled as "Infiltration basin" as the proposal is infiltration.

M-EC Response

Drawing 23933_01_230_03 Rev B states the basin the basin is an 'Infiltration Basin' not an attenuation basin so no changes are required.

Summary

I believe all the information has been provided in the submitted M-EC Drainage Statement (Ref. 23933-01-TN-02 Rev C) and it would therefore appear this information has not been reviewed in sufficient detail when considering the comments set out by the LLFA.

The surface water drainage proposals as presented in our submission are robust and suitable to cater for both phases of development at this site.

I would be grateful if our responses could be submitted to the LLFA to enable their objection to be removed. If you have any queries, please do not hesitate to contact me.

Yours sincerely,



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Director
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cc R. Webb – Pembury Estates Ltd
M. Dobson – Pembury Estates Ltd