

Project name	Wykham Park Farm, Banbury		
Design note title	Response to LLFA Reserved Matters Planning Comments		
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The following technical note has been produced following a consultee response from Oxfordshire County Council LLFA, dated 14/05/2021. The consultee response is in relation to a reserved matters (RM) planning application for the spine road and associated infrastructure for the development at Wykham Park Farm, Banbury (Planning Ref: 20/03702/REM).

LLFA Consultee Comment

“The LLFA believe the drainage strategy proposed is not in full compliance with Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire.

With the scale of site, LLFA believe more SuDS can be implemented at source adjacent to the carriageway. The width of carriageway proposed has more than enough capacity to accommodate SuDS such as filter drain and swales.”

1. COMPLIANCE WITH STANDARDS

SuDS philosophy and concepts detailed within ‘The Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire’ is derived from The SuDS Manual (CIRIA C753).

The proposed drainage strategy adheres to the following four key principles for SuDS design as set out within the CIRIA SuDS Manual.

1.1 Water quantity

Surface water flows will be restricted to the greenfield run off rate (QBAR) of 2 litres/second/hectare. Two detention basins and a swale network will provide surface water attenuation for the development. The attenuation has been sized to accommodate run off from future development parcels, as well as the spine road and associated infrastructure included within the RM application. Further details regarding flow restrictions and attenuation are provided within the drainage strategy report WPF-HYD-XX-XX-RP-C-0003.

1.2 Water quality of run off

Water quality analysis based on the guidance within the CIRIA SuDS manual is provided within the drainage strategy report WPF-HYD-XX-XX-RP-C-0003. The analysis concludes that the inclusion of a detention basin is sufficient for dealing with any potential pollution hazard that may arise from the development. The inclusion of a swale network within the site wide drainage proposals provides further mitigation of potential pollution hazards.

1.3 Amenity

The inclusion of detention basins and extensive swale networks within the drainage strategy supports opportunities to provide an amenity benefit to the development. Leisure routes have been incorporated within the swales as indicated on drawing WPF-HYD-XX-XX-DR-C-2101. Furthermore, a leisure route will also be positioned adjacent to the detention basin.

Tree planting is to be provided within the Spine Road's northern verge adjacent to the carriageway. This will provide the visual amenity of the highway corridor by softening the hard surfaces of the built environment.

1.4 Biodiversity

Biodiversity is maximised by incorporating suitable planting and vegetation within the SuDS features. The provision of vegetated open swales and detention basins will enhance the biodiversity within the development.

2. CONCLUSION

- The LLFA have intimated that in principle there is sufficient highway width to provide additional SuDS such as filter drains and swales. However, area of verge to the north of the spine road is intended to provide space for visitor parking bays and tree planting. As a result, there is insufficient space in practice to provide either a filter trench or swale within the highway corridor.
- It is considered that the inclusion of an additional swale or filter trench will not have a discernible impact on the four SuDS principals / objectives. Drainage strategy report WPF-HYD-XX-XX-RP-C-0003 confirms that water quantity and water quality will be addressed by the provision of the swale networks and detention basins. The inclusion of an additional swale or filter drain will have no practical amenity or biodiversity benefit, and therefore can be considered superfluous to requirements.
- The strategy submitted in support of the reserved matters application is intended to serve the highway, and convey flows from future development parcels. There is insufficient scope to provide further SuDS within the site wide strategy, intended to serve the site wide infrastructure.
- The drainage strategy submitted in support of the RM application is in accordance with the drainage strategy approved at outline, and submitted to discharge condition 10 of the outline approval. The approved outline planning strategy specified the extent of SuDS and the drainage arrangements.