

Application no: 21/01123/F

Location: Hatch End Old Poultry Farm, Steeple Aston Road, Middle Aston, Bicester

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

Proposed development needs a water quality assessment in accordance with Section 4 and Section 26 of SuDS Manual.

Proposed development must meet local standards, L19, "At least one surface feature should be deployed within the drainage system for water quality purposes, or more features for runoff which may contain higher levels of pollutants in accordance with the CIRIA SuDS Manual C753. Only if surface features are demonstrated as not viable, then approved proprietary engineered pollution control features such as vortex separators, serviceable/ replaceable filter screens, or pollution interceptors may be used"

An exceedance flow path layout should be provided to demonstrate the direction of flows for the existing pre-development unmitigated site area and the post-development mitigated site area. It should be clearly demonstrated that any risk of flooding to the site from neighbouring sites and/or low points within the site have been mitigated in the proposed SuDS design. Exceedance flows from the entire site should be indicated, all levels should fall away from any buildings and the exceedance flows should be contained within the site boundary.

Soakage tests to BRE 365 must be carried out to confirm that infiltration is feasible for the soakaway SuDS intent for the proposed development. The report, location plan of trial pits and any other relevant information from the testing must be submitted.

The infiltration rates used in the calculations must use the results obtained from the soakage tests. Where multiple soakaways have been proposed, soakage test result at each location must be provided, indicating the infiltration rate.

Officer's Name: Sujeenthan Jeevarangan

Officer's Title: LLFA Planning Engineer

Date: 04 May 2021
