

We have also responded to the LLFA comments below in red.

1. Insufficient details were provided to demonstrate the SuDS design for the proposed development. It is therefore not possible to undertake a technical assessment of the proposal and ascertain whether a sustainable surface water drainage strategy can be delivered on site. **SuDS will be used on site via tanked permeable paving for the car parking bays for proposed development. A bypass separator will also be used to ensure surface water is treated for the concrete yard.**
2. Insufficient information was provided in the Flood Exceedance Layout and surface water drainage layouts. **A flood exceedance plan has been provided. The drainage layout has now provided all relevant information.**
3. Drainage calculation for the 1 in 1 year, 1 in 30 year and 1 in 100 year + 40% climate change were not provided to confirm the required sizes for SuDS. **The calculations have now been provided. Please see attached.**
4. No details provided of the future maintenance and management of the site SuDS features. **A maintenance schedule has been provided on the drainage drawing.**
5. A detailed surface water management strategy report must be submitted in accordance with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire. **A Surface water management report has been produced. Please see attached.**
6. In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible. **The proposed drainage will use the existing outfall for the development site. Infiltration testing was carried out however soakaways are not viable due to the high water table. There are no watercourses located within the vicinity of the proposed development site. Permeable paving (for the car parking area) and a type 1 bypass separator (for the concrete yard) will be used to treat storm water before outfalling to the sewer located in Launton Road.**
7. Proposed development needs a water quality assessment in accordance with Section 4 and Section 26 of SuDS Manual. **A water quality assessment has been carried out in the attached surface water management report.**
8. 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" **Tanked permeable paving will be used for car parking bays along with a bypass separator for the concrete yard to ensure storm water is treated adequately.**