

Application no: 21/02376/DISC

Location: E P Barrus Ltd, Launton Road, Bicester, OX26 4UR

Lead Local Flood Authority

Recommendation:

Objection to discharge condition 6.

Condition 6 states:

No development shall commence unless and until a detailed scheme for the surface water and foul. Sewage drainage of the development has been submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be fully carried out prior to the commencement of any building works on the site, and the approved foul sewage drainage scheme shall be implemented prior to the first occupation of any building to which the scheme relates. All drainage works shall be laid out and constructed in accordance with the Water Authorities Association's current edition "Sewers for Adoption".

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Key issues:

- Calculations to be provided for the brownfield run off rate and clarification required on why greenfield run off rate has not been used.
- Drainage strategy drawing to be detailed.
- Calculations to reflect all proposed drainage infrastructure and SuDS features.
- Surface water exceedance plan not provided.
- Technical approval from Thames water required to discharge drainage into their systems.
- Detailed maintenance schedule to be provided.

Detailed comments:

Calculations to be provided for brownfield run off rate. Brownfield site should match the greenfield run off rate, should this not be feasible then restrictions to brownfield rate with betterment is acceptable. Therefore please clarify why the drainage strategy does not follow the greenfield discharge rate.

Drainage strategy drawing to be detailed. permeable paving area and sub base depth to be provided for each section of permeable paving. Storage tank does not show it being connected to the surface water network. Please clarify how the storage

tank is linked to the surface water network on the plan drawing. Pipe number 1.006 can't be found on the drainage plan. Please clarify what the thick blue polyline represents connecting the permeable paving.

Calculations should include all SuDS features and drainage infrastructure. Calculations for the permeable paving to be provided. The impermeable area used in the calculations do not match the impermeable area on the surface water catchment plan.

Surface water exceedance plan to be provided demonstrating surface water will be kept away from structures and within the site boundary should the surface water network fail.

Technical approval from Thames water to be provided for the proposed drainage connections.

A detailed maintenance regime to be provided identifying all the maintenance requirements and the maintenance frequency for all the different SuDS elements.

Officer's Name: Kabier Salam

Officer's Title: LLFA Planning Engineer

Date: 17/03/2022