

Application no: 21/03177/F

Location: Axis J9 Phase 3 Howes Lane Bicester

Lead Local Flood Authority

Recommendation:

Objection

Key issues:

- Surface water catchment plan not clear.
- No drainage strategy provided for the proposals within the application boundary.
- Further details required in regard to the existing culvert.
- Infiltration testing not provided.
- Phasing plan not provided.

Detailed comments:

There are still outstanding comments that needs to be addressed.

Surface water catchment plan does not include the whole site, for instance the main road has not been included.

There are proposals within the application boundary that has not been included in the drainage strategy. From the architects layout there are many hard standing areas that has no drainage strategy, for instance the road that is going around phase 1 and 2.

Plan drawing shows headwall discharging to an green hatched area. This has not been denoted on the key.

Ownership of culvert and permission to connect to be provided. Capacity of the culvert to be confirmed and the surface water that its currently taking .Also its mentioned the culvert will be upgraded, provide clarification of what the upgrade will include and when this will be done. Ideally it should be upgraded before phase 3 is developed to reduce the risk of flooding in neighbouring sites. Provide correspondence from the relevant party confirming the above.

Ground investigation report to be provided to confirm infiltration is not feasible on site. Infiltration testing to be conducted according to BRE 365.

Phasing plan to be provided to demonstrate the extent of each phase clearly. Each phase should have its own drainage strategy in place and be able to stand alone. On the phasing plan clearly shows the discharge rate from each phase and show the outfall location.

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Officer's Title: LLFA Engineer
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