

Consultee Comment for planning application 21/03522/OUT

Application Number	<input type="text" value="21/03522/OUT"/>
Location	<input type="text" value="Os Parcel 3673 Adjoining And West Of 161 Rutten Lane Yarnton OX5 1LT Cross Parish Boundary Application: Begbroke and Yarnton Parish Councils"/>
Proposal	<input type="text" value="The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principal access points."/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation	<input type="text" value="CDC - Land Drainage"/>
Name	<input type="text" value="Tony Brummell"/>
Address	<input type="text" value="Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="1. General Comments In line with guidance and discussions that have taken place during the evolution of the development proposals, the applicant has addressed in principle the need to manage both surface water generated on the site through run-off from newly created impermeable areas, and land drainage/groundwater arising on and upstream of the site from land that will remain undeveloped. 2. Surface Water Management Normally the maximum rate of discharge from a site would be limited to the greenfield (undeveloped) maximum rate. However, the greenfield rate here is known to already cause downstream flooding in Yarnton. Therefore, it is desirable and important that the discharge is limited to less than the greenfield rate. This can be achieved by providing on-site attenuation additional to what would normally be required through the enlargement of the attenuation basins. I have no objections at this stage subject to further negotiations to maximise the degree of protection to the already developed parts of Yarnton. 3. Land Drainage Interceptor drains and basins/ponds additional to the surface water drainage infrastructure are proposed. These follow discussions to further protect the existing development. At this outline stage, because no detailed work has yet been done, it is not possible to assess the benefits that can be provided. Again, to maximise the benefits the degree of land drainage attenuation should also be maximised to the limit of what is practical. 4. Outfall B Within the Flood Risk Assessment there is reference to Outfall B discharging to the Rowel Brook. This is not the case. Outfall B discharges to the systems within Yarnton, initially to a system under Aysgarth Road. 5. Future Maintenance of Attenuation Basins (both surface water and land drainage) The outline application is silent on the intentions for future maintenance. If for Cherwell, Landscape Services need to be part of the discussions going forward. 6. Foul Drainage No comments on foul drainage/sewerage. As with potable water supply, I am assuming that the applicant will agree with Thames Water the strategy, detail and programme for ensuring there is sufficient treatment capacity as the development proceeds."/>
Received Date	<input type="text" value="29/10/2021 11:34:02"/>
Attachments	