

Application no: 22/01126/DISC

Location: Land To The South And Adj To, South Side, Steeple Aston

Lead Local Flood Authority

Recommendation:

Objection

condition 5 states:

Notwithstanding the information submitted, no development shall commence until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;

- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365;
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed in the proposed scheme, during construction and post development in perpetuity

The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

Reason: To ensure satisfactory drainage of the site and appropriate flood prevention and to comply Policy ESD 7 of the Cherwell Local Plan 2011-2031 Part 1 and with Government guidance contained within the National Planning Policy Framework.

Key issues:

- Provide surface water catchment plan.
- Proposed sub base not referenced on drainage plan according to the calculations.
- Provide storage area and sub base thickness on the drainage plan.
- Provide calculations for the surface water pipes and manholes around the plots.
- Provide a flood exceedance conveyance plan.
- Provide maintenance regime for the proposed SuDS.
- Clarification required on how surface water quality will be managed during construction.

Detailed comments:

Provide surface water catchment plan stating the area and the area after adding 10% urban creep. Clearly show the extents of the catchments and where it will be draining to.

There are no sub base references added to the drainage plan. In order to review and understand the calculations, provide the reference of the sub base on plan.

Provide the storage area and sub base thickness on the drainage plan in order to review the calculations and ensure the design is consistent.

100mm drainage pipes are used around the plots to take the roof areas, evidence needs to be provided that the drainage pipes can take the proposed roof areas without flooding.

Provide flood exceedance plan with the proposed levels overlayed, to demonstrate that all surface water will be kept away from structures and within the site boundary.

Provide a maintenance regime for the proposed SuDS, identifying all the maintenance requirements.

Clarification required on how surface water quality will be managed during construction.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 19/05/2022