



Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

25th May 2022

Dear Sirs,

Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

PLANNING PERMISSION: 18/01894/OUT

Outline planning permission (LPA Ref; 18/01894/OUT) was granted on 23rd December 2019 for up to 25 dwellings with associated open space, parking and sustainable drainage.

On behalf of Gade Homes Ltd we are pleased to submit details pursuant to condition 8 (SUDS) of permission 18/01894/OUT.

Condition 8 states:

Prior to commencement of the development hereby approved, full details of a surface water drainage scheme for the site detailing all on and off site drainage works required in relation to the development which shall be broadly in accordance with the drainage proposals set out in the submitted flood risk assessment produced by JNP Group Consulting Engineers and which shall include a sewer modelling assessment shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved scheme, until such time no discharge of foul or surface water from the site shall be accepted from the site into the public system. The scheme shall also include: Discharge rates, Discharge volumes

- *SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales)*
- *Maintenance and management of SUDS features to include a SUDS management and maintenance plan*
- *Sizing of features – attenuation volume*
- *Infiltration in accordance with BRE 365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site).*
- *Detailed drainage layout with pipe numbers*
- *Network drainage calculations*
- *Phasing*
- *Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan).*

We enclose a copy of the following documents which are submitted for approval pursuant to this condition:

E21-077 - MicroDrainage Surface Water Calculations - First Issue - May 2022
E21-077 - SuDS Maintenance Plan - 1st Issue - May 2022
E21-077 JNP SI Report
E21-077 JNP SI Site Plan
E21-077-152.1P1 Surface Water Drainage Maintenance Identification Plan
E21-077-152.2P1 Surface Water Exceedance Plan
E21-077-152.3P1 Surface Water Drained Areas and Pipeline Reference Plan
E21-077-152T3 Proposed Site Drainage Plan
E21-077-165T1 S104 Drainage Construction Details
E21-077-166T1 Infiltration Basin Plan and Sections
E21-077-168T1 Domestic Drainage Construction Details Sheet 1 of 2
E21-077-169T1 Domestic Drainage Construction Details Sheet 2 of 2
E21.077 - Drainage Condition Planning Cover Note - First Issue - May 2022



We look forward to receiving your registration and validation of this submission at your earliest convenience.

We trust that the details submitted are acceptable and look forward to receiving the Council's written acknowledgment that condition 8 is satisfied in this regard.

If you have any queries at all, please do not hesitate to contact me.

Yours sincerely



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