

Application no: 22/01590/DISC

Location: Os Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

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
Provide catchment areas for the private dwellings.
- Discharge volumes
Provide catchment areas for the private dwellings.
- SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales)
Discharged according to: Proposed Site Drainage Plan, E21-077-152, Rev T3
- Maintenance and management of SUDS features to include a SUDS management and maintenance plan.
Discharged according to: SuDS maintenance plan
- Sizing of features – attenuation volume
Provide catchment areas for the private dwellings.
- Infiltration in accordance with BRE 365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site).
Discharged according to: Phase 1 & 2 Geo-Environmental Report, C85855-JNP-XX-XX-RP-G-001 P02, October 2020
- Detailed drainage layout with pipe numbers
Discharged according to: Surface water drained areas and pipelie reference plan,

E21-077-152.3, Rev P1

- Network drainage calculations

Provide roof areas for the plots and garages on the catchment plan in order to review the calculations.

- Phasing

Clarify the phasing or provide phasing plan.

- Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan).

Provide flood exceedance plan to cover the whole site. Include flood arrows between the plots and main road to demonstrate all surface water will be kept away from structures.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 09/08/2022