

Consultee Comment for planning application 22/01611/OUT

Application Number	22/01611/OUT
Location	Stratfield Farm 374 Oxford Road Kidlington OX5 1DL
Proposal	Outline planning application for up to 118 no dwellings (all matters reserved except for access) with vehicular access from Oxford Road
Case Officer	Samantha Taylor
Organisation	CDC - Land Drainage
Name	Tony Brummell
Address	Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>1. Flood Risk This is a Major Application site so will require substantive consideration by the LLFA. The Environment Agency flood risk mapping shows the site is at very low risk of fluvial flooding. However, there are pockets of surface water flood risk within it and the western portion could be affected by flooding from other sources such as the Oxford Canal which forms the western boundary of the site. Those parts of the site shown to be at risk are generally to the west of the minor "Ordinary Watercourse" which crosses it where no built development is indicated. Therefore, the sequential test within the site has been followed. The watercourse receives surface water from the Garden City development to the north and runs in a southerly direction across the site, then turns westwards to the south-western corner of the site and then south again parallel to the eastern bank of the Oxford Canal. A little further south it turns eastwards, crosses under the Oxford Canal in an inverted siphon before discharging to the Kingsbridge Brook system which is a "Main River." Within the application site there is an outfall from a culverted system into the Ordinary Watercourse. Due to poor access to the watercourse system both within the application site and downstream it is in a poor and unmaintained condition. It has a very slack gradient and passes by a highly sensitive wildlife sanctuary which precludes access for any maintenance. Due regard of the downstream conditions must be taken in the Flood Risk Assessment.</p> <p>2. Surface Water Management The surface water management strategy set out in the Flood Risk Assessment is acceptable in principle. However, due to the topography and downstream conditions the outfall is likely to be surcharged for considerable periods. The deign of the attenuation must have regard to surcharged conditions.</p> <p>3. Site Layout The indicative site layout is acceptable in that it allows ready access for the maintenance of all watercourses in and around the site, and locates open space where flood risk has been identified. This comment is subject to the further flood risk investigation work that is required due to the downstream conditions.</p>
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Attachments	