

Application no: 22/02470/DISC

Location: OS Parcels 3309 And 4319 Adjoining And North Of, Milton Road, Adderbury

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

Condition 9 states:

No development shall commence unless and until full design details of the proposal, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+40% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

Provide detailed drainage drawing to show all drainage infrastructure and SuDS.

Ensure invert and cover levels has been provided.

Provide surface water catchment plan, showing the extent of the impermeable area and stating the area.

The detailed drainage strategy should also show phase 1 and its proposals.

b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

This item has not been clarified in the drainage report.

c) Flood water exceedance routes, both on and off site;

Provide exceedance plan, showing surface water run off by using flow arrows.

Ensure all surface water is kept away from structures and within the site boundary.

d) A timetable for implementation; and

Not provided.

e) Site investigation and test results to confirm infiltrations rates.

Infiltration testing location plan not provided.

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Condition 10 states:

No development shall take place unless and until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods (including fully detailed cross-sectional drawings of all SuDS and drainage related features to be provided and a full list of all SuDS features to be employed on site to be provided) has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be carried out in full accordance with the approved detailed design prior to the first use of the development.

Construction shall be in accordance with the principles set out in documents:

FEDS-220021 SuDS

Drainage Calculations Rev A

24926 - Adderbury Milton Road Muga - 191025 REV B

FEDS-220021-001-A Existing Site Plan(1)

FEDS-220021-002-A Proposed Site Plan(2)

FEDS-220021-003-A

Topographical Survey and BRE 365 TP Location

Land north of Milton Road, Adderbury, Oxon - trial trench evaluation report V2

7354(08)02E

7354(08)11

7354(08)06B

7354(08)03F

Reason - To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Officer's Name: Kabier Salam
Officer's Title: LLFA Engineer
Date: 22/09/2022