

Application no: 22/02693/DISC

Location: Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

Prior to the approval of any phase specific reserved matters, a detailed Surface Water Management Scheme for that phase or sub-phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken in accordance with the details approved as part of the strategic scheme (Strategic Surface Water Management Scheme). Heyford Masterplan description of development FINAL 30.06.2020 (3) HPH-HYD-XXX-XX-RP-D-0001_P2-S2 Drainage Response HPH-HYD-XXX-XX-RP-D-5001_P5-S2

The following information is required to enable the LLFA to undertake a full technical assessment of the sustainable surface water drainage strategy:

a) The SuDS hierarchy for discharging surface water drainage should be followed and demonstrated thoroughly;

Permeable paving not considered considered as a form of treatment for the parking areas. Phase 10 boundary not included on the drainage drawing. Private areas proposed drainage needs to be shown.

b) Permeability testing to BRE365 to be carried out, to determine the soakage potential for SuDS for the proposed development. Where this methodology is not used, full justification must be provided as to why this is;

Not provided.

c) Should infiltration be found unfeasible for SuDS purposes, surface water should be attenuated and discharged to Greenfield run-off rates. Evidence that the proposed flows from the site will be restricted to 4.5l/s/ha for all events up to and including the 1% AEP + 40% climate change event, to be demonstrated as Greenfield run-off rate in Qmed, l/s, for each parcel;

Phase 10 greenfield run off rate calculations not presented.

Provide surface water catchment plan clearly showing the extent of the impermeable areas and stating the area. Also state the area with 10% urban creep.

d) The submission of evidence relating to accepted outfalls from the site, particularly from any third-party network owners and sequencing for implementation;

Not provided.

e) Design calculations for the proposed SuDS features, for all relevant return periods, including the 1 in 1 year, 1 in 30 year and 1 in 100 year +40% (climate change) storm events, demonstrating the critical duration used for design. Calculations should use the FEH methodology;

f) Details of how the drainage scheme has been designed to incorporate SuDS

techniques to manage water quantity and maintain water quality as set out in the FRA, and in accordance with adopted policy and best practice guidance including the SuDS Manual C753;

g) Detailed drainage plan showing the location of the proposed SuDS features, catchment areas for each SuDS feature, pipework with direction of the flow, pipe sizes, manholes and other drainage accessories (including the specification and size) and the red line boundary;

Provide surface water catchment plan clearly showing the extent of the impermeable areas and stating the area. Also state the area with 10% urban creep.

Provide phase boundary.

Cover levels are not shown for the drainage infrastructure.

h) Detailed cross sections and construction details of the proposed SuDS features and other drainage items;

Discharged according to: Drainge details drawing.

i) Details of how water quality shall be maintained during and after construction;

Not provided.

j) Details of the future maintenance and management plan of all SuDS features in accordance with the SuDS Manual C753, to be prepared and submitted as a standalone document;

Discharged.

k) Information on overland flood flow paths and their maintenance should be demonstrated. An exceedance flow route plan for the entire site should be provided with levels to indicate that all surface water falls away from buildings and that exceedance flows are contained within the site boundary;

Not provided.

The scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and maintained thereafter. And to ensure the SuDS drainage features have been constructed in accordance with the approved plans.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 16/11/2022