

Dear Sir/Madam,

I refer to the above application.

The proposed surface water management scheme has been amended to reflect the proposed amendments to application 22/02255/REM, which were supplied to the Council earlier this week.

The amendments propose a reduced number of dwellings (now 138), which be located away from the westernmost portion of Phase 10.

The amended surface water management scheme is enclosed. I would be grateful if you could update your records accordingly, including the Council's website.

I assume that a 14-day re-consultation period would apply for consultation with the LLFA. I would be grateful if you could confirm accordingly.

In terms of the recent consultation response from the LLFA, summarised below, I would make appropriate responses marked in green below. Please can you ensure that a full copy of this e-mail is appended to the reconsultation with the LLFA.

a) The SuDS hierarchy for discharging surface water drainage should be followed and demonstrated thoroughly- Permeable paving not 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.

Due to the EA's requirement for no infiltration on the phase opposite (phase 9), infiltration has also been designed out across of this phase too. As permeable paving will not be permitted to infiltrate, trapped gullies provide the necessary first stage treatment before all water passes through the petrol interceptors.

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.

Whilst infiltration testing has been carried out, as per the EA requirements and point a) above, infiltration has been removed from this phase.

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.

Please refer to FRAC V3 sections 3.2.6 and 3.2.7 for the discharge rate explanation excluding urban creep. Section 3.4.2 then includes the 10% urban creep and directs you to where this is added to the calculations. A Phase 10 impermeable areas plan has been included in V3.

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.

The system outfalls into networks which have already allowed for this parcel's connection. The downstream system is adopted by County Water who are aware of Parcel 10's outfall intentions. Woods Hardwick and Dorchester Living have been responsible for the design and delivery of these outfalls as part of earliest stages of the Upper Heyford development.

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.

A Phase 10 impermeable areas plan is now included noting the response to point c) above. Phase boundary included, although for the full extents, the planning architectural layout should be referred to. Cover levels are provided within the FRAC calculations but have now been added to the plan too; These remain subject to detailed design.

i) Details of how water quality shall be maintained during and after construction- Not provided.

Please refer to FRAC V3 section 3.7 covering maintenance of the SUDS features post construction. Dorchester is discussing how to maintain water quality during the construction process with the contractor. Please see the enclosed health and safety standard on pollution prevention, which has been attached as a PDF to this e-mail.

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.

Exceedance drawing 152 is contained within the FRAC and shows the exceedance routes off parcel in the format previously insisted upon by the LLFA. Individual engineering layouts should be referred to for levels. Drawing 152 has now been enhanced with on parcel arrows- please see V3 in the enclosed link.

Please do not hesitate to contact me if you require any additional information.
Regards

<https://we.tl/t-VbjbNmaJR8>

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