

From: Simon Fry <S.Fry@dorchestergrp.com>

Sent: Thursday, February 23, 2023 11:37 AM

To: Lewis.Knox@Cherwell-DC.gov.uk; kabier.salam@oxfordshire.gov.uk

Cc: Neil Cottrell <N.Cottrell@dorchestergrp.com>

Subject: Planning Application 22/02693/DISC Phase 10 Heyford Park - Discharge of condition 30 of planning permission 18/00825/HYBRID (Surface Water Management Scheme)

Dear Lewis/Kabier,

Thank you for your quick response on the consultation on the Phase 10 drainage condition reference 22/02693/DISC. As I am sure you understand from the previous correspondence that we are under significant time pressures to receive approval on this and other applications and therefore have prepared a response to each of your outstanding objections.

We have had infiltration testing carried out as part of the approved Ground Investigation for the Phase which we apologise for not including with the submission for the site. The Ground Investigation was discharged by the Local Planning Authority under Condition 32 reference 22/03017/DISC. The testing confirmed that the two western ponds would not be suitable for infiltration, and the only potentially suitable location would be the south-eastern pond. Due to the levels of contamination found on the parcel along with the previous use of a petrol oil and lubricants store and an oil pipeline it was decided that infiltration would not be appropriate as the site is above a principal aquifer. It has since been found that local contamination was found around this south-eastern pond which will be remediated, and full information will be submitted in due course in the verification report which will be submitted under Condition 33.

I have tabulated out the outstanding requirements below along with your objections and how we have rectified them for ease of reference.

Condition	OCC Response	Developer Response
a) The SuDs hierarchy for discharging surface water drainage should be followed and	Private areas proposed drainage needs to be shown. At discharge of condition stage all drawings should be detailed and reflect the final design. This is for all infrastructure and SuDS within the phase which the application is referring to.	Private drainage details have been added the Woods Hardwick Levels & Drainage Strategy Plan drawing reference HEYF-5-1300H (attached)
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. The condition specifically mentioned infiltration testing regardless of other phases. In order for this to be discharged infiltration testing needs to be provided.	Soakaway testing has been carried out and was part of the approved Condition 32 reference 22/03017/DISC which identified that the only part of the site was on the very south-eastern side of the site. However due to the high levels of contamination it has been

		decided to line the eastern pond to avoid polluting the principal aquifer (Approved Ground Investigation attached)
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;	Catchment plan has been provided however the area for the 10% urban creep has not been illustrated. Provide the total area after allowing for 10% urban creep for the different areas. This can be shown as a table on the catchment plan.	The FRAC already identifies that 10% Urban Creep has been included however our engineers have added a table to the SUDS Feature Catchment Area plan drawing HEYF-5-1301B outlining the amount of Urban Creep included for each basin. (attached)
d) The submission of evidence relating to accepted outfalls from the site, particularly from any third-party network owners and sequencing for implementation.	Submission of evidence has not been provided.	Written evidence has now been provided from County Water who are adopting authority on the acceptance of the outfalls from the site. I have attached letter from County Water along with their Regulation appointment
e) 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;	Catchment plan has been provided however the area for the 10% urban creep has not been illustrated. Provide the total area after allowing for 10% urban creep for the different areas. This can be shown as a table on the catchment plan.	A table has been added to the the SUDS Feature Catchment Area plan drawing HEYF-5-1301B outlining the Urban Creep included for each basin (attached)

I hope that the above satisfies the outstanding objections and will allow for the discharge of the condition. If there are any further queries, please let me know?

Kind regards
Simon

Simon Fry
Senior Development Manager



Dorchester Living

T:01869 238 200
M:07908545799
www.dorchestergrp.com



This email and any attachments are confidential and intended exclusively for the use of the intended recipient(s). We take no responsibility for any remarks or opinions given by the employees contained in this email message. No representations are made about the suitability of the information contained in this email, it is made "as is" without warranty of any kind. We will only recognise any claims or obligations arising from the contents of this email if the sender has the appropriate level of authority.

If you are not the intended recipient(s) please note that any form of distribution, copying, or use of this email or the information is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and then delete the message and any attachments from your system.

This message has been virus scanned. Recipients are recommended to apply their own virus checks to this message on delivery, as we will not accept responsibility for loss or damage.