

Application no: 22/02757/DISC

Location: Hempton Gate Land North Of Hempton Road And West Of, Wimborn Close, Deddington

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

Condition 10 states:

Notwithstanding the information submitted, no development shall commence unless and until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";

Permeable paving has been added however, the drainage strategy does not show the private drainage around the plots. Permeable paving does not show incoming and outgoing pipe connections. At this stage all drawings are expected to be detailed and show cover level, invert levels and pipe gradients of all proposed drainage.

This application relates to phase 2, provide the application number for phase 1 and confirm whether this has been approved. If not, details of this phase will need to be provided.

- Full micro-drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;

Catchment plan provided however it does not state the additional 10% urban creep on the plan. Please include this.

- A Flood Exceedance Conveyance Plan;

Discharged according to drawing 23933_01_230_03

- Comprehensive infiltration testing across the site to BRE DG 365;

The condition states infiltration testing across the site however, only the southern part has been tested. It's understood the basin will be in this part of the site however, if infiltration is feasible in the northern part then the permeable paving can benefit infiltrating into the ground. Please clarify.

- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;

Discharged according to: Private Drive, Construction details, 30.02, Rev P1

- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
Discharged according to: Technical note, March 2021, : 23933-01-TN-02 REV C
- Details of how water quality will be managed during construction
Not provided. Appendix E contains the environmental site investigation, can't find Surface Water Management Plan Drg. No. ES20.020-0902

Reason: To ensure satisfactory drainage of the site and appropriate flood prevention and to comply Policy ESD 7 of the Cherwell Local Plan 2011-2031 Part 1 and with Government guidance contained within the National Planning Policy Framework.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 11/11/2022