

Application no: 22/02780/DISC

Location: Bicester Heritage, Buckingham Road, Bicester

Lead Local Flood Authority

Recommendation:

Objection

Detailed comments:

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Discharge Rates

Provide discharge rates on the drainage plan for each proposed SuDS. The plan states discharge rates to be confirmed, at this stage all drainage drawings should be detailed and include the final design in order to discharge the condition.

- Discharge Volumes

Provide surface water catchment plan which clearly indicates the extent of the impermeable areas and to which SuDS feature it will drain to, catchment areas for the external areas are still not given.

Clarify the Key on the drainage plan, is the hard standing areas in grey permeable paving or will this drain towards the permeable paving in blue. This is still very confusing the key does not reflect exactly what is on plan.

The drainage plan is not detailed, show the RWP pipes and how its connected to the SuDS.

- Infiltration in accordance with BRE365 (To include infiltration testing; seasonal monitoring and recording of groundwater levels)

Discharged

- SuDS (Underground geo-cellular soakaway, Swale, Permeable Paving)

Discharged

- Maintenance and management of SuDS features (To include provision of a SuDS Management and Maintenance Plan)
- Detailed drainage layout with pipe numbers

- Network drainage calculations

Provide catchment plan refer to my comment above.

- Phasing

Not provided. Provide phasing plan should the development consist of more than one phase.

- Flood Flow Routing in exceedance conditions (To include provision of a flood exceedance route plan)

Not provided. Provide flood exceedance plan showing that all surface water will be kept away from structures and within the site boundary. Include levels and flood

arrows to demonstrate this.

Reason: To ensure that the development is served by sustainable arrangements for the disposal of surface water, 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 advice in the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 31/01/2023