

Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND

Our Ref: LR/BMW3171/01
Contact: Lucy Reeves
Direct Dial: 0161 413 3880

Date: 07 July 2022

Dear Kabier Salam,

LLFA FURTHER CONSULTATION – 21/04289/OUT – Upper Heyford, Oxfordshire

I am writing in response to the comments received from Oxfordshire County Council (as the Lead Local Flood Authority) regarding a proposed residential development west of Chilgrove Drive and North of Camp Road, Heyford Park (planning reference 21/04289/OUT).

It is noted that the potential SuDS features that could be considered during the detailed design stage. It is proposed that permeable paving in private driveways and tree pits along proposed roads be considered during the detailed design. The Outline Surface Water Drainage Strategy has been updated to provide an illustrative location for these features and is included within **Appendix 1**.

The site boundary is shown within **Appendix 2** and the watercourse sits within this site boundary. The land owner is therefore considered to have ownership of this watercourse and therefore capacity to connect. As the watercourse is an Ordinary Watercourse, Land Drainage Consent will be required prior to a connection being made and we would request that this is conditioned as part of the planning application.

The Sustainable Drainage Statement (SDS) discusses the maintenance of the drainage system during the lifespan of the development within Section 5. The SDS notes that the drainage network should ideally be proposed for adoption by Thames Water. However, an appropriate maintenance company should be appointed if any parts of the drainage network remain unadopted, or until the point that they are. It is requested that the Operation and Maintenance Manual and maintenance responsibility is conditioned for the reserved matters stage.

Finally, regarding phasing a full phasing plan is unavailable at this stage however it is envisaged that the phasing will reflect the catchment areas shown on the Drainage Strategy drawing,

Livery Place
35 Livery Street
Colmore Business District
Birmingham
B3 2PB

Tel: 0121 233 3322

starting in the south at the proposed access and progressing in a northerly direction. To ensure there is no increase in flood risk as a result of the development, the drainage should be installed and operational prior to occupation of the plots. We request that a condition is included to this effect, with further detail to be provided at Reserved Matters stage.

I hope this additional information supplied is sufficient.

Kind regards,

Lucy Reeves BSc (Hons)
Consultant

Enc
Outline Surface Water Drainage (reference: UHO-BWB-ZZ-XX-DR-CD-0002_ Outline Surface
Water Drainage, version P04)
Location Plan

Appendix 1: Illustrative Drainage Strategy



- Notes**
- Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 - This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 - All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 - Any discrepancies noted on site are to be reported to the engineer immediately.
 - Indicative surface water drainage based upon Parameters Plan produced by Edge, reference: 374_P01.
 - Infiltration rates are based upon investigation undertaken by Exploration & Testing Associates, project number: C10194
 - Drainage features outlines are indicative only.
 - The drawing is not to be used for construction with all drainage features and associated levels being confirmed as part of detailed design.
 - Impermeable areas quoted based upon 65% of developable area being impermeable with a further 10% to account for future Urban Creep.
 - This drawing is to be read in conjunction with the Sustainable Drainage Statement, reference: UHO-BWB-ZZ-XX-RP-CD-0001_SDS

- Legend**
- Illustrative Site Location
 - Northern Catchment
 - Central Catchment
 - Southern Catchment
 - Proposed Outfall
 - SuDS Basin
 - SuDS Maintenance Buffer
 - Permeable Paving
 - Tree Pits
 - 1 in 100-Year + 15%CC Predicted Extent (including 300mm freeboard)

Northern Catchment
 Developable Area 1.31ha
 Impermeable Area: 0.94ha
 Q100+40% Total Volume: 733m³
 Permeable Paving Volume: 119m³
 Infiltration Basin Volume: 614m³
 Assumed to be 1m deep with 1:4 sides
 Plan Area (Approx): 1170m²

Infiltration Basin
 CL: 118.0m AOD
 IL: 117.0m AOD

Infiltration Rate identified through BRE365 testing: 0.0120 m/hr

Central Catchment
 Developable Area 3.84ha
 Impermeable Area: 2.75ha
 Infiltration Basin
 CL: 117.0m AOD
 IL: 116.0m AOD

Q100+40% Volume: 1234m³
 Assumed to be 1m deep with 1:4 sides
 Plan Area: 2179m²

Infiltration Rate identified through BRE365 testing: 0.191 m/hr

Southern Catchment
 Developable Area 0.96ha
 Impermeable Area: 0.69ha
 Attenuation Basin
 IL: 116.5m AOD
 CL: 115.5m AOD

Q100+40% Volume: 540m³
 Plan Area: 1055m²
 Discharge restricted to 1.9 l/s
 Assumed to be 1m deep with 1:4 sides

Southern Catchment proposed to be restricted at QBAR rate of 1.9 l/s, with discharge to watercourse, based upon a rate of 2 l/s/ha.

Ground investigation identified groundwater seepage in the area at a depth of circa 1.2m below ground level (bgl) and traces of hydrocarbons. Therefore, at this time not deemed suitable for purposes of infiltration techniques

Rev	Date	Details of issue / revision	Drw	Rev
P4	07.07.22	Updated to Include New Masterplan	LR	CT
P3	27.06.22	Updated to Reflect LLFA Comments	LR	CT
P2	20.01.22	Updated to Reflect Comments	KA	CT
P1	20.12.21	Preliminary Issue	KA	-

Issues & Revisions

Birmingham | 0121 233 3322
 Leeds | 0113 233 8000
 London | 020 7407 3879
 Manchester | 0161 233 4260
 Nottingham | 0115 924 1100
 www.bwbconsulting.com

Client
Richborough Estates Ltd

Project Title
Heyford Park, Land North of Camp Road

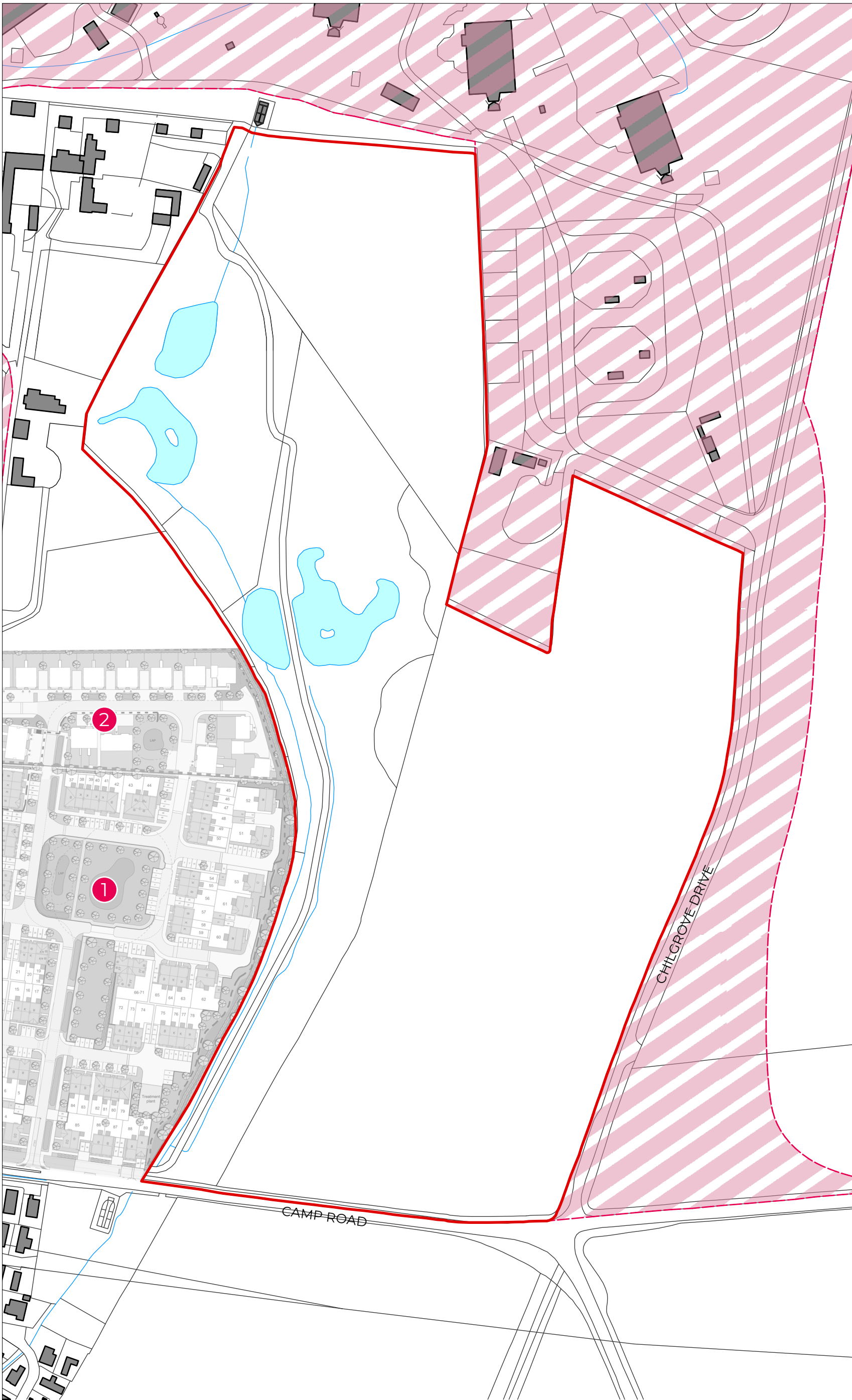
Drawing Title
Outline Surface Water Drainage

Drawn:	K. Alger	Reviewed:	
BWB Ref:	BMW3171	Date:	16.12.21
Scale@A1:	1:1000		

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
UHO-BWB-ZZ-XX-DR-CD-0002	S2	P04

Appendix 2: Site Location Plan



Do not scale from this drawing.
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, edge Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.

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PLANNING

- Site boundary (11.68ha)
- Hybrid/mixed application for upto 1235 dwellings; retail; medical centre; employment; schools; community use buildings; indoor sports provision; energy facilities; 30m high observation tower with zip-wire; changes of use and demolition to existing buildings; open space; sports facilities; green infrastructure; and upgrades to Chilgrove Drive and the junction with Camp Road
(18/00825/HYBRID)
 Status: Outline Approval
- 1 Full application for 89 dwellings
(15/01357/F)
 Status: Undetermined
- 2 Outline application application for up to 31 dwellings
(21/03523/OUT)
 Status: Undetermined

Rev.	Date	Description
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Land north of Camp Road
HEYFORD PARK

Location Plan

Job ref: 374	Drawing number: L01	Revision: -
Scale: 1:2,000 @ A3	Date: December 2021	



part of
edge Placemaking Group Ltd
Company Reg No: 11447550 VAT No: 299072069

Suite 2
7 Buttermarket
Thame
Oxfordshire
OX9 3EW

01865 522395
 enquiries@edgeUD.co.uk
 www.edgeUD.co.uk

