Application no: 25/01510/OUT
Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

---

Lead Local Flood Authority

Recommendation:

No Objection subject to conditions.

Detailed comments:

The site is located within Flood Zone 1 and comprises approximately 48.6ha of greenfield land proposed for up to 500 dwellings and associated infrastructure. Groundwater monitoring undertaken between October 2025 and February 2026 recorded winter groundwater levels as shallow as 0.2m below ground level. Consequently, the drainage strategy has been revised from an infiltration-based approach to an attenuation-led SuDS strategy. Surface water will be managed through a network of detention basins, swales, permeable paving and flow control structures, with attenuated discharge to existing and diverted ditch systems. The outline submission demonstrates that sufficient land has been safeguarded for strategic SuDS infrastructure and provides an acceptable drainage concept for the site, with detailed hydraulic design, exceedance routing, groundwater separation, maintenance arrangements and final discharge arrangements to be secured through planning conditions.

Condition 1 – Detailed Surface Water Drainage Scheme

No development shall commence 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 based on sustainable drainage principles and shall include:

Full hydraulic calculations for all storm events up to and including the 1 in 100 year event plus appropriate climate change allowance;
Surface water discharge rates and volumes restricted to greenfield runoff rates or as otherwise agreed by the Local Planning Authority;
Detailed design of all drainage features, including attenuation storage, flow controls, conveyance systems and outfalls;
Exceedance flow routing demonstrating that flooding in events exceeding the design standard will not cause flooding of buildings or increase flood risk elsewhere;
Groundwater considerations and confirmation of suitable separation between groundwater levels and SuDS features;
Details of any proposed watercourse alterations, culverts, ditch diversions and outfall structures;
A construction surface water management plan; and
A maintenance and management plan for the lifetime of the development identifying all responsible parties.

The development shall be carried out in accordance with the approved details.
Reason: To ensure the satisfactory management of surface water, to reduce flood risk within and outside the site and to ensure compliance with national and local planning policy.

Condition 2 – SuDS Compliance, Verification and Maintenance
Prior to the occupation of any dwelling, a record of the installed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include:

As-built drawings of all drainage infrastructure;
Results of any installations or commissioning tests carried out during construction;
Evidence that the approved drainage scheme has been constructed in accordance with the approved details;
Photographic evidence where appropriate;
Confirmation of adoption and long-term maintenance arrangements for all drainage features.

Thereafter the approved surface water drainage scheme shall be maintained and managed in accordance with the approved maintenance arrangements for the lifetime of the development.
Reason: To ensure that the approved drainage infrastructure has been constructed and will be maintained so as to operate effectively and minimise flood risk throughout the life of the development.

Officer's Name: Shada Hasan
Officer's Title: Technical Lead – SUDs drainage engineer
Date: 2nd July 2026