

**RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL**

**District:** Cherwell

**Application no** 16/00148/DISC

**Proposal:** Bicester Eco Town Exemplar Site Banbury Road Bicester

**Location:** Banbury Road Bicester

Drainage

Discharge of Condition 63 (surface water)

Discharge of Condition 20 (Green roofs)

**Recommendation:**

Objection - Further information / consideration are required prior to discharge of these conditions.

**Drainage specific comments:**

Condition 20

‘SUDS Owners Manual’

The section 1.4 of the ‘SUDS Owners Manual’ on ‘health and safety’ potentially needs to be rewritten and checked in my view, especially to cater to the viewpoint of a layman who has never worked in construction and potentially has limited idea of H&S concepts. The text should be checked by a H&S expert.

For example, the reference made to the ‘Construction (Design and Management) Regulations (DETR, 1994)’ as stated in the text is no longer valid. These regulations were revised in 2015. I believe the DETR no longer exist. Please replace with the correct references

An improvement could entail some sort of simple introduction to the CDM regulations outlining what they are trying to achieve. Would the homeowner fall into the category of ‘Domestic Client’ or ‘Designer’ or both? . In this regard they may have duty to check on the competence of workmen carrying out construction work to their system or maintaining it. Advice on this matter should be sought from a professional advisor.

The text – ‘ see Chapter 32 of CIRIA 753’ is likely to be meaningless to the homeowner.

Will the homeowner have access to the health and safety file from the developer as stated?

**As a minimum I recommend the text should be checked by a health and safety professional advisor.**

The SUDS ‘Owners Manual’ does not apparently contain any information on the green roof system. It is noted there is a separate specialised document by the manufacturer of the green roof Bauder relating to maintenance of the green roofs included in the applicants document submission. An improvement to the ‘Owners Manual’ could be achieved by specific reference to ‘green roofs’ being made in the manual and the Bauder ‘maintenance informative’ included as an Appendix rather than 2 separate documents existing . In other words keep the documents together so they are not misplaced by the homeowner.

It is also noted from the Bauder maintenance documentation that there is an ‘establishment period’ for the green roof. Does the householders attention need to be drawn to this requirement to ‘establish’ the green roof after installation, perhaps where more regular maintenance and checking of the roof is required for the plants to survive a more risky period for a whole year after installation?

Condition 63

This condition relates to ensuring that no surface water from the Exemplar development be discharged directly onto the adjoining highway.

It is noted that the microdrainage calculation sheets provided relate mainly to the pervious pavement calculations. However, There are also a positive drainage system consisting of number of pipes and chambers for which no calculation sheets are provided. Please confirm that this system meets the site service level standard with respect to flooding – no surface discharge from the chambers in the 1/30 year storm event +CC and exceedance flows will be catered to on site without causing flood risk elsewhere.

Please provide details.

Will appropriate drainage system be implemented prior to work start on site to prevent flooding of the highway?

**Officer’s Name:**  Andrew Goddard

**Officer’s Title**: Drainage Engineer

**Date:** 28 April 2016