**From:** Plater, Roger - E&E [mailto:Roger.Plater@Oxfordshire.gov.uk]
**Sent:** 20 August 2018 16:43
**To:** Bob Neville
**Cc:** Planning Consultations - E&E
**Subject:** 18-00298-DISC Phase 2 Cotefield Business Park

Hi Bob,

Please find discharge of conditions response attached

Kind regards

***Roger***

Roger Plater

Transport Planner, Transport Development Control

(Cherwell and West Oxfordshire)

Oxfordshire County Council

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**District:** Cherwell

**Application No: 18/00298/DISC**

**Proposal:** Discharge of Conditions 11 (archaeology), 12 (drainage scheme), 15 (CEMP) and 16 (CEMP Ecology) of 14/02156/OUT

**Location:** Land South Of Cotefield Business Park, Phase 2 Adj To Blossom Field Road, Bodicote.

Transport Development Control

**Recommendation:**

Conditions 11 and 16 No comment

Condition 12 Objection

Condition 15 No objection

**Detailed comments:**

Condition 12

The outline application for this site (14/02156/OUT) included a Flood Risk Assessment by Forge Engineering. Testing demonstrated an average rate of 3.15x10-6 m/s across the site. The original drainage proposals included permeable paving and soakaways to manage surface water. This was in accordance with the SuDS ‘hierarchy’ of disposal of surface water, infiltration of surface water to ground being preferred to off-site disposal.

However, OCC (drainage) considers infiltration may be possible in some areas of the site. It is understood that a neighbouring Cala Homes site does use infiltration techniques where practicable. OCC ( drainage ) considers some infiltration may be possible on lower areas of the site, and requests that the Applicant seeks the advice of a geotechnical specialist to review the FRA assertion that slip planes could develop if infiltration were used on higher areas of the site. OCC ( drainage ) requests the FRA be amended to reflect a drainage strategy where SuDS infiltration in employed in areas where it is practicable to be used. Given the proposed absence of the use of any infiltration at the site, in stark contrast to the originally approved proposals, OCC ( drainage ) objects to the application.

The application was not accompanied by any micro-drainage calculation sheets to demonstrate the proposed system is workable.

It is not clear the party responsible for maintenance of SuDS at the site. This should be defined in a SuDS Management and Maintenance Plans, which must include :

* + *Details of which organisation or body will be responsible for vesting and maintenance for individual aspects of the drainage proposals (individual properties/curtilages, roads, special areas etc) with evidence that the organisation/body has agreed to such adoption. Where the agreement is subject to other legalities, it may be acceptable to provide agreement-in-principle.*
	+ *Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.*
	+ *A Maintenance Schedule setting out which assets need to be maintained, at what intervals and what method is to be used.*
	+ *A Site Plan identifying the location of each element of the drainage scheme, including access points, maintenance access easements and outfalls. Maintenance operational areas are to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site for example by providing a silt deposit area and cut weed composting area for large ponds.*

As well as the consideration of the modelled events, there should be a qualitative examination of what would happen if any part of the drainage/SuDS system fails, to demonstrate that flood water will have flow routes through the site without endangering property and where possible maintaining emergency access/egress routes. This should be supported by a flood exceedance route plan.

**Officer’s Name:** Roger Plater

**Officer’s Title:** Transport Planner

**Date:** 20 August 2018