

District: Cherwell

Application No: 19/00213/DISC

Proposal: Discharge of conditions 6 (new link road), 8 (surface water drainage), 9 (floor levels), 10 (play areas), 11 (arboricultural survey), 12 (ecology), 13 (secured by design), 14 (contamination), 18 (mitigation for badgers) and 35 (cycle lanes) of 15/01326/OUT

Location: OS Parcels 6741 And 5426 West Of Cricket Field Nor Wykham Lane Bodicote

Lead Local Flood Authority

Recommendation:

Condition 8 not discharged.

Key issues:

- Ø Level of detail insufficient to discharge condition
- Ø Layout insufficient to manage surface water flow routes crossing the site.

Detailed comments:

Condition 8 states the following;

“No development shall take place until full details of the surface water drainage scheme to be incorporated together with details of how the surface water drainage arrangements are consistent with the overall drainage strategy for the site shall have been submitted to, and approved in writing by, the local planning authority. The development hereby permitted shall thereafter be carried out in accordance with the approved details and no dwelling shall be occupied until it is served by the approved surface water drainage scheme.”

Only drawings have been submitted. We require further details including the following;

- A compliance report to demonstrate how the scheme complies with the overall drainage strategy for the site and current local and national surface water drainage standards;
- Full microdrainage calculations for all events up to and including the 1 in 100 year plus climate change;
- Full infiltration tests to BRE 365 at the location of each infiltration feature;
- Details of how existing surface water flow routes will be maintained and managed post development;
- A Flood Exceedance Conveyance Plan;
- Detailed design drainage layout drawings of the SuDS proposals including cross section details;

- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; and
- Details of how water quality will be maintained during construction.

We have objected to the reserved matters application related to this site 19/01037/REM as existing flow routes through the site are not being respected and maintained. These were highlighted in the initial flood risk assessment and there was scope in the original masterplan for these to be maintained through green space that was being retained. These have now been removed in the latest plans.

Officer's Name: Richard Bennett
Officer's Title: Flood Risk Engineer
Date: 12 September 2019
