
From: Parkin, Caroline (Corporate)
Sent: 12 August 2021 14:26
To: Planning (SMDC)
Subject: RE: External Consultation Letter - App ref DOC/2021/0047 - Land Adjacent 17 Saltersford Lane - LLFA response (Rev2)

Categories:

Good afternoon

Thank you for reconsulting us on the above application. We have reviewed the submission but require clarification on the following points and would therefore recommend that the conditions are not discharged until these issues have been satisfactorily addressed:

1. Maintenance

We acknowledge the comments in the email communication regarding Severn Trent Water and maintenance of the adopted sewer network. However, details of the maintenance arrangements of the SuDS elements of the drainage design should be included in the form of a Maintenance and Management Plan. This is to ensure the continued effective operation of SuDS over the lifetime of the development. Details of proposed maintenance activities with frequencies, together with the name and contact details of the party or parties responsible for ongoing maintenance should be included. Staffordshire County Council's SuDS Handbook provides further guidance ([Global-Report-2 Sided 1 Column \(staffordshire.gov.uk\)](https://www.staffordshire.gov.uk/global-report-2-sided-1-column)).

2. Point of Connection

The calculations have been updated to include the ditch. It is unclear what information has been used to determine the ditch size/capacity (i.e. surveyed levels etc). Please provide further details including capacity of the ditch, top water level, freeboard. Also, has a consideration been made as to what would happen to the surface water flows if the ditch or the downstream combined sewer network it discharges into were to become blocked? Any maintenance schedule should also include details for the ditch.

In terms of connectivity of the ditch, has it been confirmed with Severn Trent Water that the combined sewer the ditch discharges into has capacity and have relevant permissions been obtained?

3. Exceedance Plan

We do not appear to have received a plan showing flow routes in the event of exceedance of the drainage system. This should include all key levels, such as ground levels, cover levels, finished floor levels etc. Building FFLs are to be set higher than key drainage levels (e.g., >150mm) so that exceedance will not cause building inundation.

Please re-consult us at when amended details are received. Please note that the deficiencies above are not necessarily exhaustive. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Kind regards,

Caroline



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Please note my working days are Monday to Thursday.

Experienced Flooding? – please complete an online questionnaire [SCC/BCA Flood Questionnaire](#)

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