
From: Whittaker, Roberta (EXT)
Sent: 28 September 2021 16:09
To: Planning (SMDC)
Subject: SMD/2021/0550 - Fole Dairy - LLFA Response

Categories:

Good Afternoon,

Thank you for consulting us on this reserved matters application SMD/2021/0550 (Fole Dairy, Uttoxeter Road). Our response is detailed below.

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and it is noted that the revised layout provided is significantly different from the layout proposed in the outline application SMD/2018/0234. Therefore, we would recommend refusal of this revised layout without further consideration of the flood risk and drainage consequences of the proposed changes. We raise objection on the following grounds:

- The proposed daylighted watercourse configuration has been amended from the configuration provided in the 2018 modelling study. As the layout of the watercourse has fundamentally changed and the hydraulic modelling is based on the original 2018 watercourse configuration; which subsequently informed:
 - the positioning of dwellings outside areas of flood risk;
 - the operation of the proposed flow interception ditch;
 - and the finished floor levels on the development,the hydraulic modelling study needs to be revisited in order that these aspects of the development can be tested/established in line with the proposed changes to the development layout.
- The 2018 outline drainage strategy contained proposed attenuation tanks which would now be located under residential dwellings in the new layout. It should be demonstrated where these storage areas are proposed to be sited within the new layout.

Advice to Planning Authority

If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Please re-consult us at [redacted] when amended details are received.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



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