

From: [Parkin, Caroline \(Corporate\)](#)
To: [Planning \(SMDC\)](#)
Subject: RE: External Consultation Letter - App ref DOC/2021/0047 - Land Adjacent 17 Saltersford Lane, Alton - LLFA response (Rev3)
Date: 14 October 2021 14:23:40

Good afternoon

Thank you for re consulting us on the above discharge of conditions application. Based on the information received we have the following comments to make:

1. Point of connection

Following our previous communication, it has been highlighted via email between Walton Homes and ourselves, that the proposed point of connection into the culverted watercourse to the east of the site is currently blocked. As such, the application does not currently demonstrate a viable point of discharge. Given the possible risk of blockage or collapsed pipework, further investigation is therefore required to determine the extent of the damage and works required to replace or upgrade the pipework.

As recommended by Roberta Whittaker in her email dated 06/10/2021, the extent of the culvert and its outfall needs to be established via CCTV to assess the damage and nature of repairs required. This is to determine that a viable point of connection can be achieved and that there is sufficient capacity to accommodate the proposed surface water discharge from the site. We understand that this is currently under consideration and would ask to be consulted on the findings of the investigation and any proposed works.

2. Risk of blockage

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? Anecdotal evidence has indicated that flooding has been experienced in the area as a result of blockage/poor maintenance within the downstream channel.

3. Maintenance & Management:

We acknowledge the Drainage Maintenance Plan included as part of the latest submission. We note that the plan includes activities for rainwater pipes, gullies and channels, flow controls, attenuation basin and granular sub-base car park. It is not clear where the granular sub-base car park is proposed within the development as it does not appear to be shown on the latest drainage layout for the site. Also, the maintenance plan refers to a storage element. Please could further details be provided to clarify what this is referring to?

With regards to maintenance of the ditch, has any routine inspection/maintenance of the ditch been considered? The surface water drainage strategy proposes to discharge into the ditch which then outfalls into the STW sewer downstream. As such, some form of maintenance should be considered to ensure that the surface water can discharge safely to the STW sewer.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. 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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