



BAYNHAM MEIKLE

partnership limited

Consulting Structural & Civil Engineers

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Reference: JH / 13051 – 13.09.2021

LLFA Objection

Reference: SMD/2021/0418

Date of Objection: 08.07.2021

LLFA Objection

We have reviewed the Flood Risk Assessment & Outline Drainage Strategy Report (Ref.R100, Rev 1.2, June 2021) and other associated documents. The submitted information does not provide sufficient information to fully demonstrate that the proposed development will meet the technical standards for SuDS. We would recommend that planning permission should not be granted until the outstanding issues below have been adequately addressed.

1. Drainage Plan

We acknowledge the Schematic Drainage Plan R9074-BML-21-XXDR-C-104 – RevF (dated 23/06/2021). Unfortunately, this does not include enough information for us to be able to review the proposed drainage strategy. The plan should be detailed and include labelled pipes and manholes so that they can be cross-referenced with the accompanying documents such as the MicroDrainage calculations.

2. Water Quality

No details of surface water treatment have been included. Please provide supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

3. Maintenance & Management

Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems are maintained and managed for the lifetime of the development. To include the name and contact details of the party(-ies) responsible for ongoing maintenance.

4. Exceedance Plans

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system should be provided. These should include drainage levels and finished floor levels and should demonstrate that flow would be routed safely away from properties.



Objection Response

1. Drainage Plan

Please see enclosed updated drainage plan amended to suit latest hydraulic calculations. Manhole labels along with pipe details have been included. Detailed hydraulic calculations have also been included within the submission.

2. Water Quality

The surface water drainage strategy has been updated to suit permeable paving and filter trenches where possible to provide above ground filtration.

3. Maintenance & Management

Please see enclosed SuDS maintenance and management plan.

4. Exceedance Plans

Please see enclosed flood routing plan which details where above ground flooding will be contained within the 100-year event + cc.