
From:
Sent: 01 February 2022 10:30
To:
Subject: SMD/2021/0550 - Fole Dairy - LLFA Response (Rev 1)

Good Morning,

Thank you for re-consulting us on this reserved matters application SMD/2021/0550 (Fole Dairy, Uttoxeter Road) and for your patience with our extension of time response.

Staffordshire County Council Flood Risk Management position

We have reviewed the submitted information and note that although this is a reserved matters application, the finalised layout will be determined by the final drainage design which therefore needs to be determined at this stage. We would therefore recommend that planning permission is not granted until this has been resolved.

As the watercourse daylighting will have a significant impact on the layout of the development, we suggest that it is prudent that this is resolved before we consider the drainage strategy. Outstanding elements are detailed below:

Flood Risk Assessment / Hydraulic Modelling

- The planning condition for SMD/2018/0234 clearly outlines the requirements for a flow interception ditch alongside the A522 and bunds to direct water overtopping the road back into the watercourse. This has been removed from the latest modelling study.
- As per the planning condition for SMD/2018/0234, any strategy should 'ensure residential development is located outside areas of significant flooding':
 - o It is unclear from the revised hydraulic modelling technical note, that the new layout conforms to this planning condition, especially in the south-east of the site, where it is noted, that the new development layout now causes flooding in the post-development scenario, that was not predicted in the approved outline strategy.
 - o It is noted that the new layout has now placed residential dwellings in Flood Zone 2, again this contravenes the planning condition.
- Please demonstrate the 3m easement from the TOB of the proposed watercourse on a layout plan including access points for maintenance. Please also show the required 1 in 3 slopes have been incorporated into the modelling and the proposed layout.
- The revised modelling strategy has reduced the blockage percentage of the culvert upstream of the A522 from 90% to 80%. As this model run is fundamental to the setting of FFLs on the site, please provide an updated

model run with a 90% blockage, as previously approved, or a suitable sensitivity analysis.

- Please provide more details on the revised footbridge structure.
- Please provide more details on the spillway into the River Tean.
- Please demonstrate the reason for the new flow path in the south-east of the site and mitigation methods / changes in channel design that could remove this, as per the original flood outlines approved at outline stage.
- Moving onto the drainage design, please clarify if the post-development model includes the proposed surface water outfalls into the watercourse and how they have been incorporated.

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 when amended details are received.

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



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