
From: Adam Bills <
Sent: 22 March 2022 09:38
To:
Cc: Justin Howell; Rachel Bolger; Helen Neadle; Paul Costiff; Seymour Hammett
Subject: RE: Planning application ref. no. SMD/2021/0694 - Development of 75 new dwellings, new access, provision of green infrastructure and associated works at Ash Bank Road - LLFA Response.

Importance: High

Categories:

Good Morning Adam,

Hope you're well, and many thanks for your email below.

Having reviewed the comments received from the LLFA, it appears you are looking to clarify the percolation rates in relation to the soakaway locations proposed on site, and are not ruling out their use for this development. This, we assume, can be confirmed via additional soakaway / infiltration testing on the north-eastern parcel where proposed and can be confirmed via a condition at a later date in order to provide approval for the overall drainage strategy.

To pick up on some of the key points below, please see our initial responses for consideration:

- **Infiltration testing** – soakaways are initially proposed on the north-eastern parcel in the area of sandy strata where plots 1-3 are located. If additional infiltration testing proves useful, we may look to also use the shared driveway areas on the western parcel as permeable driveways where ground conditions dictate they are acceptable.
- **Hydraulic modelling** – Microdrainage calculations have been provided with the latest engineering proposals. Calculations take into account 1yr, 2yr, 30yr, 100yr and 100yr (+40%).
- **Pipe surcharging** – the use of soakaways decreases the amount of pipework required for the entire drainage strategy.

Whilst we understand changing to a non-infiltration system would negate the need to satisfy your comments below, we would expect the use of soakaways to still be acceptable given that the strata would allow it in this area. It is also worth noting that the discharge rates from this site for the 3 plots and associated parking (hardstanding area) is extremely low and connecting to the other, larger half of the site with associated offsite sewers would require a significant increase in the storage of the SUDs basin, as well as the costs associated with constructing this option. Additionally, there will be a 1200mm retaining wall required to the rear of plots 1-3 in the area proposed to use a soakaway. A land drain will be installed as part of the construction of this retaining wall and will therefore further restrict and manage the discharge of the surface water on this site and can be dispersed into the ecological zone at greenfield rates.

We would welcome the opportunity to discuss this in more detail via a teams meeting if it would assist in progressing this objection through to an approval. Given the time constraints we are currently working to, should the above still require further discussion then we would be happy to meet with you this week when convenient to attempt to move forwards amicably.

We look forward to your swift response.

Kind Regards,

Adam Bills

Associate Development Director

Partnerships West Midlands

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COUNTRYSIDE
Places People Love

From: Curley, Jane <

Sent: 21 March 2022 16:17

To: Justin Howell <

Subject: [EXTERNAL] FW: Planning application ref. no. SMD/2021/0694 - Development of 75 new dwellings, new

access, provision of green infrastructure and associated works at Ash Bank Road - LLFA Response.

Importance: High

This message originated from outside Countryside Properties

Just received this Justin – please can you action?

Jane

Jane Curley (Mrs)

Senior Planning Officer (Majors & Commercial)

Mobile

From: Bushnell, Adam (E,I&S) <

Sent: 21 March 2022 16:14

To: Planning (SMDC) <

Cc: Curley, Jane

Subject: Re: Planning application ref. no. SMD/2021/0694 - Development of 75 new dwellings, new access, provision of green infrastructure and associated works at Ash Bank Road - LLFA Response.

Good Afternoon,

FAO: Case Officer Jane Curley.

Re: Planning application ref. no. SMD/2021/0694 - Development of 75 new dwellings, new access, provision of green infrastructure and associated works at Ash Bank Road - LLFA Response.

Thank you for your email and consultation with regard the above development. My comments are as follows:

We still recommend that planning permission is **not granted** at this time, as there continues to be insufficient evidence to suggest that a satisfactory drainage strategy is proposed.

Infiltration Testing

As previously requested, as the development proposes infiltration as a means of surface water discharge, please can the LLFA request that infiltration testing in full concordance with BRE 365 is carried out. A testing report should be submitted evidencing this satisfactory testing for our review.

Hydraulic Modelling

I would like to seek clarification and highlight a few points regarding the hydraulic model (MicroDrainage). The model reports suggest that there are some areas of the model and parameters that may need addressing.

FSR Rainfall

It is industry best practice to utilise the most appropriate rainfall study data method for a location. Generally, the most up-to-date data method is FEH data- this is accessible from the FEH WebService where data can be downloaded. The LLFA requires the applicant to utilise the most accurate method- and so either FEH data should be used, or a valid reason should be provided as to why not. FSR data may not provide the best model outputs. Please can the LLFA request that this is addressed.

Pipes surcharging in a 1 in 2 year return period storm event.

The LLFA also notes that the proposed model submitted by the applicant references pipe surcharging in 1 in 2 year return period storms. This is not acceptable. Please therefore can the model be further developed so there is no surcharging in the 1 in 1 and 1 in 2 year return period scenarios.

Critical Storm Durations

Please can we request that only the critical duration storms are submitted. We do not require all storms for each return period. Please, once the model is revised and amended, can we request that only the worst case scenario critical storm report is provided. This will aid our review greatly.

Impermeable Area Plan

Although the applicant has submitted an impermeable area plan, it still remains unclear as to how much area is contributing to each pipe/manhole. Please can this be addressed and a more clear diagram, referencing individual pipes/manholes be provided. This will greatly aid our review.

Pipe flow velocities

It is noted that in certain locations, pipe flow velocities seem to be over 3 m/s. We note that this may be an issue- please can we request that the system is redesigned and remodelled so that this is addressed.

Stability Assessment- Graphs

In order to evidence that the hydraulic model for the system is stable, please can the LLFA request that graphical outputs are provided from the MicroDrainage software for each 'worst case' scenario for each pipe. This should evidence a clear curve with minimal oscillation.

The above points may not necessarily be exhaustive. Once they have satisfactorily been addressed, we would welcome re-consultation with amended details.

Should you have any queries, please contact flood.team@staffordshire.gov.uk

Many thanks again.

Kind regards,
Adam Bushnell | Flood Risk Planning and Projects Officer
Flood Risk Management Team,
Lichfield Highways, Trent Valley Road, Lichfield, WS13 2DH
flood.team@staffordshire.gov.uk
www.staffordshire.gov.uk



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