
From: Whittaker, Roberta (EXT) <>
Sent: 11 April 2022 11:39
To: Curley, Jane
Cc: Planning (SMDC)
Subject: SMD/2021/0536 - Barnfields Industrial Estate - LLFA Response (Rev 3)

Good Morning Jane,

Thank you for reconsulting us on the RM application SMD/2021/0536 – Barnfields Industrial Estate.

Staffordshire County Council Flood Risk Management Position

We have reviewed the submitted information and there is still some information required to fully demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted until this has been resolved. Current issues are detailed below.

Discharge Points

We accept the need to be practical in this matter with regard to direct discharge into the River Churnet required in the FRA and are accepting of the principle of discharge via the Surface Water sewer network for this site given the proximity to its discharge into the Churnet. We will however, need to see agreement from STW (email is fine) showing that they are satisfied with these proposals and that their network has sufficient capacity to accommodate the proposed rates.

Discharge Rates

Regarding the proposed discharge rates, we note that these have been taken from the approved FRA. However, what is unclear is how these rates have been determined in line with the planning condition as the methodology used to calculate them takes a single calculation using the whole site area (10.6ha). This is not in agreement with the planning condition which states that the discharge rate should be restricted to greenfield rates for greenfield areas and a 20% betterment on existing brownfield rates from existing brownfield rates (Condition 31). Please can you provide new runoff calculations accompanied by plans showing the existing brownfield / greenfield split on the site. This will allow a new proposed discharge rate from the site to be calculated based on the principles set out in Condition 31. Please also provide, on the drainage plan, details of how these flows will be apportioned between the two proposed discharge points.

Please note that this list is not necessarily exhaustive and that new revisions of documents often raise further questions. Please also note that any acceptable strategy should be commensurate with the requirements set out in [Appendix A](#) of the Staffordshire SuDS Handbook.

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

Roberta

Please note my working days are Monday to Wednesday.



Flood Risk Management | Economy, Infrastructure and Skills
Staffordshire County Council, Lichfield Highways,
Trent Valley Road, Lichfield, WS13 6EU
Postal Address: 2 Staffordshire Place,
Tipping Street, Stafford, ST16 2DH
E-mail: **flood.team@staffordshire.gov.uk**
www.staffordshire.gov.uk

Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.