

From: [Wood, Henry \(EXT\)](#)
To: [Planning \(SMDC\)](#)
Subject: App ref SMD/2022/0199 - LLFA Response - Objection over proposed site layout and surface water storage provision
Date: 09 June 2023 13:04:30
Attachments: [20220808 DOC-2022-0042 Daisy Bank Farm - LLFA Response.pdf](#)
Importance: High

Good afternoon,

Now that the applicant has provided drainage information, I have thoroughly reviewed the proposals which seek to fix the appearance, scale and layout of the development whilst discharging Conditions 3, 11 and 13 of the outline application.

The conditions above do not relate to matters of drainage, however, the layout of the development will have a significant impact upon whether the drainage condition (Condition 19 of the outline application) can be discharged. Condition 19 of the application has been sought for discharge under a separate application (DOC/2022/0042) which I have previously reviewed and my response is attached for reference.

We have major reservations over whether the proposed layout allows for an appropriate drainage design to be provided and if the current layout were to be approved, there would be significant issues in the discharge of condition 19 which relates to the final detailed drainage design.

The current drainage strategy relies heavily upon the use of permeable surfaces in the main highway network. If the highway network is to be adopted, SCC highways team would need to be consulted on whether this arrangement is suitable and my initial thoughts are that they would not adopt these features.

I also note that the main storage is to be provided by two attenuation tanks in the south-western corner of the development site. These tanks appear to have been squeezed in around trees and are located within an area described as a 'no construction zone' on the tree protection plan. The outline application did not have the tank(s) in this area to avoid this issue but the layout has been revised since the outline application and I believe this creates an issue with existing tree constraints and whether access and egress is available for management and maintenance of the tank(s).

I also note that a pumped solution is proposed in the northern portion of the site which is unlikely to be suitable as if the pump were to fail, the storage (located under the highway beneath permeable surfacing) would likely surcharge and create an issue with flooding at the sites access point.

The applicant must provide evidence of liaison with the SCC highways team on whether the location of permeable surfacing in the main highway is suitable.

I also have reservations about the pumping in the north of the Site and the location of the attenuation tanks in the south due to the location of trees and root protection/ no construction zones.

If either of the permeable surfaces and/ or the attenuation tanks cannot be provided, then the layout will not be able to provide the required volume of surface water storage and there will be significant issue later down the line.

May I suggest that the applicant liaises with the SCC Highways before setting up a meeting with myself to discuss the drainage options for the Site.

At this point in time, there are a lot of question marks over whether the drainage system for the site would be achievable.

Many thanks

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My working days are Monday to Thursday

-----Original Message-----

From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Sent: Friday, May 26, 2023 3:01 PM
To: Flood Risk Management Team <flood.team@staffordshire.gov.uk>
Subject: Rev Plans Gen External Consultation - App ref SMD/2022/0199

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